



ASD-W
Anglophone School District West

Anglophone West School District (ASD-W) *Multi-year infrastructure planning*

Garden Creek School Review

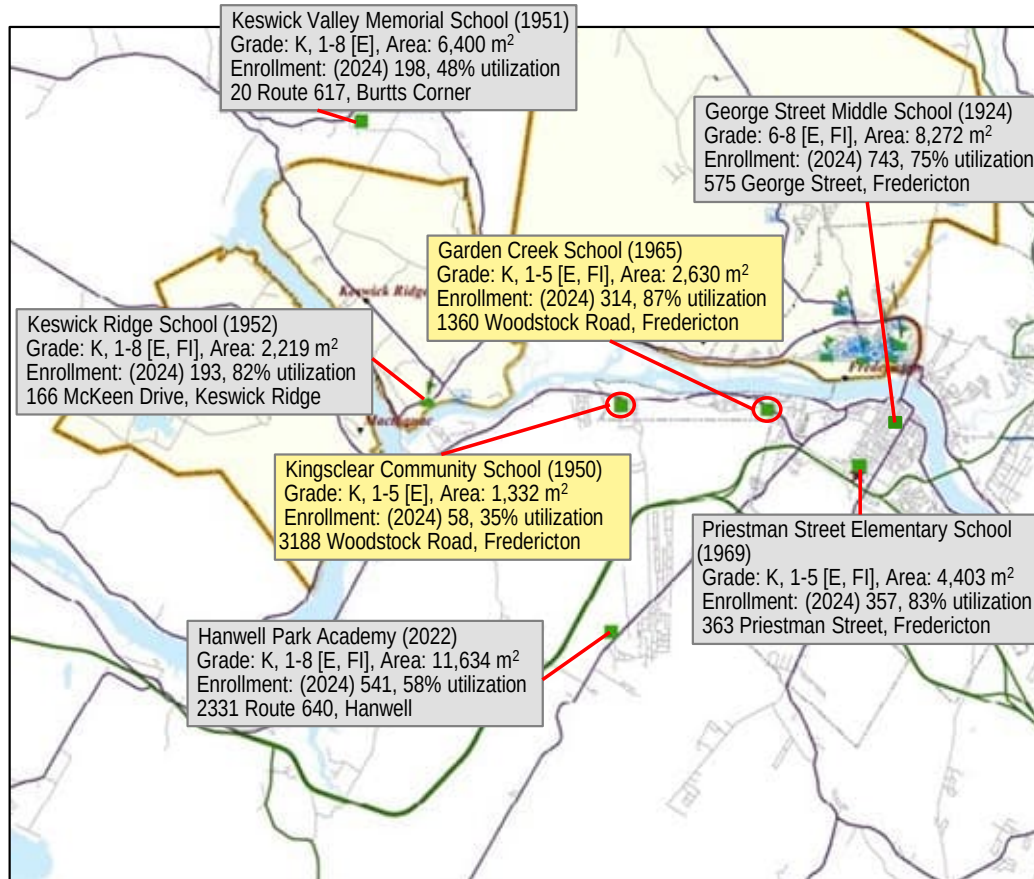
New Brunswick Department of Education
and Early Childhood Development (EECD)

31 March 2026

Table of Contents

Scope	3
Summary of options	6
Appendix A – Scenario 1 (Consolidate Kingsclear at Garden Creek School)	15
Appendix B – Scenario 2 (New K-5 replacing Garden Creek and Kingsclear)	27
Appendix C – Scenario 3 (New K-5 for Garden Creek with larger school boundary)	33
Appendix D – Scenario 4 (New K-8 including 6-8 from Keswick and Burtts Corner)	51
Appendix E – Scenario 5 (Consolidate Kingsclear at Hanwell Park Academy)	73

Scope – ASD-W has initiated a review of the Garden Creek School in Fredericton to examine potential scenarios for long-term infrastructure planning



- Garden Creek has three modular classrooms attached.
- Students in the French Immersion program from the Kingsclear Consolidated catchment area attend Garden Creek School
- The 2016 proposed plan for Hanwell Park Academy included students from Kingsclear Community School boundary after it was closed.

Schools In Scope

Subject schools – year built

- Garden Creek School (K to 5 – 1965)
- Kingsclear Community School (K to 5 – 1950)

Average age of the subject infrastructure:
68 years

Other schools that may be affected in the scenario planning include:

- Keswick Ridge School (K to 8 – 1952)
- George Street Middle School (6 to 8 – 1924)
- Priestman Street Elementary (K to 5 – 1969)
- Hanwell Park Academy (K to 8 – 2022)
- Keswick Valley Memorial (K to 8 – 1951)

Note:

- Keswick Ridge School has five modular classrooms.
- A replacement for George Street Middle School was announced by GNB in December 2023.

Sources: EECD sub-district maps 4, 6 and 8 for ASD-W, and District Intelligence on ASDE-W website.

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

Scope – Consultations between the District and EY narrowed the scope to five potential scenarios to be summarized for the infrastructure review (1 of 2)

The following scenarios were included within the scope of the Garden Creek infrastructure planning review. Enrollment projections for the schools were developed using ASD-W's Baragar Systems Software in order to determine future space requirements:

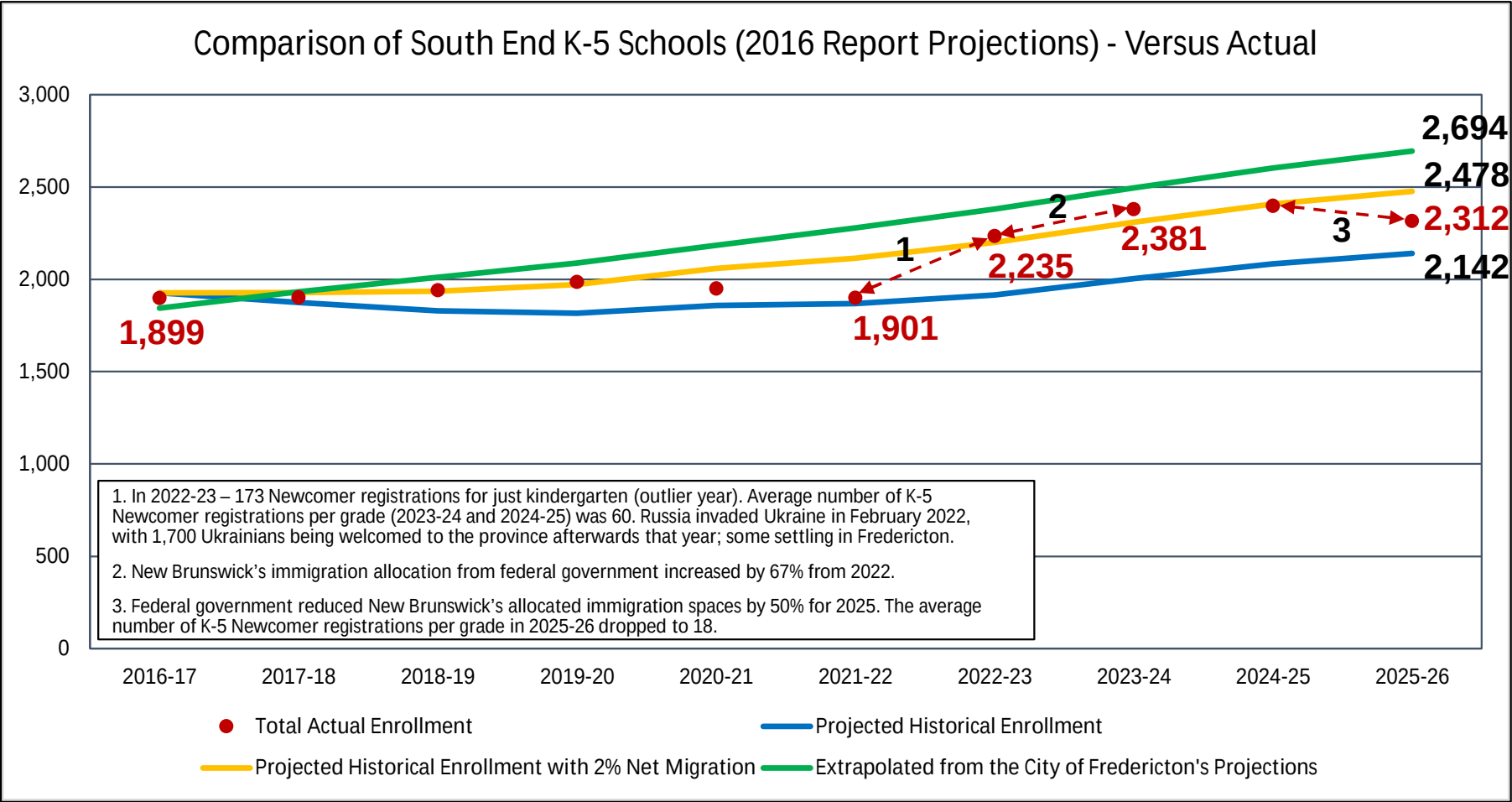
- **Scenario 1 (K-5):** Close Kingsclear Community School and amalgamate at the existing Garden Creek School. Determine what (if any) renovations/additions would be required based on the EECD Planning Guidelines for Educational Facilities. Develop a Class "D" ($\pm 30\%$) estimate for the construction costs of any potential addition based on the projected future space requirements.
- **Scenario 2 (K-5):** Close both Kingsclear Community School and Garden Creek School and replace with a new K-5 school (373 combined student enrollment in 2024-25). Develop a Class "D" ($\pm 30\%$) estimate for the construction costs of the new school based on the space requirements identified in the EECD Planning Guidelines for Educational Facilities.
- **Scenario 3 (K-5):** Examine the school boundary in the Bishop Drive area and move these students from Priestman Street Elementary School to the Garden Creek school boundary. Close both Kingsclear Community School and Garden Creek School and replace with a new K-5 school. Develop a Class "D" ($\pm 30\%$) estimate for the construction costs of the new school based on the space requirements identified in the EECD Planning Guidelines for Educational Facilities.

Note: Construction estimates in the report are for planning purposes only to be used in scenario comparison. Actual costs can be wide-ranging depending on soft costs (design work, real estate costs, project management, etc.), size, topography, geotechnical engineering, and other existing conditions. Estimates are considered class "D" ($\pm 30\%$) estimate for the construction costs of the new schools based on the space requirements identified in the EECD Planning Guidelines for Educational Facilities.

Scope – Consultations between the District and EY narrowed the scope to five potential scenarios to be summarized for the infrastructure review (2 of 2)

- **Scenario 4 (K-8):** Re-configure Keswick Ridge School and Keswick Valley Memorial schools to K-5 and move the 6-8 students to the new Garden Creek school. Examine the school boundary in the Mazerolle Settlement area and move these students to Hanwell Park Academy. Close both Kingsclear Community School and Garden Creek School. Replace these schools with a new K-8 school. Develop a Class “D” ($\pm 30\%$) estimate for the construction costs of the new school based on the space requirements identified in the EECD Planning Guidelines for Educational Facilities. There is a potential to examine the Bishop Drive area in this scenario if necessary to balance future enrollment growth.
- **Scenario 5 (K-5 / K-8):** Close Kingsclear Community School and move those students to Hanwell Park Academy. Additionally, examine the potential for reducing the catchment area of Garden Creek School and send those students to Hanwell Park Academy.

Projections within the 2016 South Fredericton Elementary Review were compared to the actual enrollments to provide context for preparing this study



The 2016 South Fredericton Elementary School Review had seven K-5 schools included within its scope (Kingsclear Community, Garden Creek, Priestman Street Elementary, Montgomery Street Elementary, Connaught Street, Forest Hill Elementary and Liverpool Street Elementary). Hanwell Park Academy was opened in 2022-23.

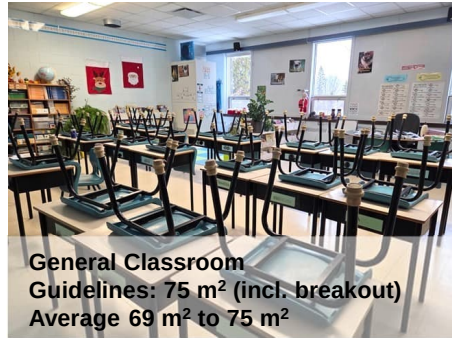
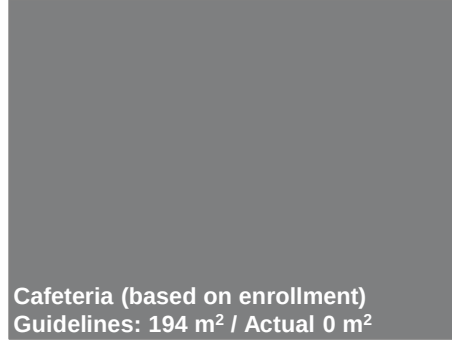
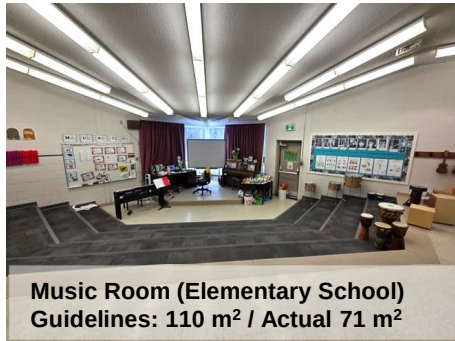
In year 9 (2025-26), the middle projection used in the planning process was within 7.2% (166 students) compared to the actual enrollments. Year 8 was within 0.4% (10 students) compared to the actual enrollments; noting that the Newcomer allocation in New Brunswick was reduced by the federal government between years 8 and 9.

Sources: EECD Policy and Planning Summary Statistics, ASD-W enrollment software – Baragar Systems, 2016 Infrastructure Report, page 22, ASD-W Fredericton Newcomer demographics data (Dec 2025) – new registrations by year, GNB News Release (April 3, 2023), and CBC News, Feb 24, 2023, Oct 24, 2024, Jan 20, 2025.

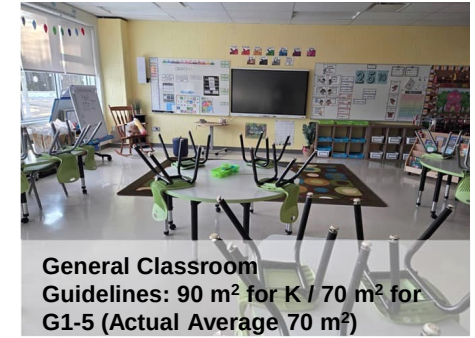


Context – Visual comparison of space types in the schools illustrates both some of the extra and/or missing pedagogical space compared to the EECD Planning Guidelines (1 of 2)

**Garden Creek School (2,630 m²)
(K-5), built in 1965**



**Hanwell Park Academy (11,634 m²)
(K-8), built in 2022 (example of today's Planning Guidelines)**



- Garden Creek School is classified as a regular sized elementary school in the EECD Planning Guidelines (200 to 500 students).
- The school does not have a performing arts room, cafeteria, breakout rooms, project work areas, Early Childhood Development Space, visiting professional offices are in a seminar room and storage space is limited and has taken up some corridor space.
- Specialty space, such as the gym and the music room are undersized based on the EECD Planning Guidelines.
- The school has three modular classrooms attached.

Source: ASD-W school site visits, EECD school drawings, EECD Planning Guidelines for Educational Facilities, and District Intelligence on ASDE-W website.

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

Context – Visual comparison of space types in the schools illustrates both some of the extra and/or missing pedagogical space compared to the EECD Planning Guidelines (2 of 2)

**Kingsclear Community School (1,332 m²)
(K-5), built in 1950**

Music Room (Elementary School)
Guidelines: 110 m² / Actual 0 m²

Cafeteria Small School (not supplied)
Guidelines: 0 m² / Actual 0 m²

Gym Storage

Multipurpose room for gymnasium
Guidelines: 280 m² / Actual 134 m²

Blocking an exit

Gym Storage
Guidelines: 55 m² / actual total 0 m²

General Classroom
Guidelines: 75 m² (incl. breakout)
Average 57 m² to 68 m²

Library and Activity Room
Guidelines: 110 m² /
actual total 66 m²

Hanwell Park Academy (11,634 m²)

(K-8), built in 2022 (example of today's Planning Guidelines)

Music Classroom (Elementary)
Guidelines: 110 m² / Actual 105 m²

Cafetorium
Guidelines: (based on enrollment) /
Actual 221 m²

Gymnasium (Elementary)
Guidelines: 591 m²

General Classroom
Guidelines: 90 m² for K / 70 m² for
G1-5 (Actual Average 70 m²)

- Kingsclear Community School is classified as a small elementary school in the EECD Planning Guidelines (less than 200 students).
- The school does not have a designated music room, cafeteria, breakout rooms, project work areas, performing arts room and lacks enough room for storage (e.g., the gym lacks a suitable storage space and currently equipment blocks a door. School admin would like a small gym storage space built).
- The average sized classroom is smaller than EECD Planning Guidelines specified for kindergarten and grades 1-5.
- Specialty space, such as the gym and the library are undersized based on the EECD Planning Guidelines.

Source: ASD-W school site visits, EECD school drawings, EECD Planning Guidelines for Educational Facilities, and District Intelligence on ASDE-W website.

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

After the scenario data was reviewed, it was determined that scenarios 1 and 4 were not feasible; leaving scenarios 2, 3 and 5 as possible options to choose from

Two Scenarios Were Not Deemed Feasible after Analysis

► Scenario 1 (amalgamation of Kingsclear Community School at the existing Garden Creek School):

An estimated \$30.9M* would be required for an addition and renovations at the existing school to accommodate the projected enrollment. Therefore, this scenario was not deemed feasible – as it is 60% of the cost for a new school. This excludes any repairs that would be identified in a building assessment.

Additionally, the school property has limited space for expansion.

► Scenario 4 (re-configure Keswick Ridge School and Keswick Valley Memorial schools to K-5 and move the 6-8 students to the new K-8 Garden Creek school):

It was determined that this scenario would remove 222 students – 30% of the current George Street Middle School enrollment of 745. This was not deemed to be a viable scenario as there would be too many students removed from the approved education specifications for the new George Street Middle School.

In October 2025, the Fredericton City Council approved the City of Fredericton's South Core Plan, which encourages larger high-density developments. Additionally, Keswick Ridge School has five modular classrooms attached to the school after the Early French Immersion (EFI) Program entry point was changed from grade 3 to grade 1.

Therefore, a scenario 4b was examined where Keswick Ridge and Keswick Valley Memorial schools would be replaced with a new K-8 school. This would reduce the number of students traveling into the city from Keswick Ridge and the surrounding communities for EFI at George Street Middle School by 32 students.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates ($\pm 30\%$) are based on the Educational Facilities Planning Guide and the historical construction costs.

Scenarios 2 and 3 are estimated to be \$51.8M* and \$59.9M* respectively, with scenario 5 projecting Garden Creek School to have a classroom shortage

Summary of the remaining scenarios (2, 3 and 5)

		Scenario 2 (New K-5) To replace Kingsclear Community School and Garden Creek	Scenario 3 (New K-5) To replace Kingsclear Community School and Garden Creek and include Bishop Drive area	Scenario 5 Amalgamate Kingsclear Community School at Hanwell Park Academy (HPA). Additionally, examine the catchment area of Garden Creek School (GC)
Enrollment	Number of students	381 (2025-26)	452 (2025-26)	327 (GC) / 633 (HPA) 2025-26
Projections	Number of students	500 (2035-35)	600 (2035-36)	415 (GC) / 612 (HPA) 2035-36
Recommended Upper Limit – Number of Students		< 500 E, <700 M, <650 EM	< 500 E, <700 M, <650 EM	< 500 E, <700 M, <650 EM
Benchmark	Schools of Similar Size?	Yes – seven schools	Yes – three schools	Yes – five K-8 schools
General Classrooms	All programs	27 (15 English prime, 12 EFI)	32 (20 English prime, 12 EFI)	GC – projected to have a classroom shortage
Schools	Number to Build	1	1	0
	Number to Close	2	2	1
Area	Existing	3,962 m ²	3,962 m ²	1,332 m ²
	Addition/New Schools	7,524 m ²	8,926 m ²	0 m ²
	Net Increase/(Decrease)	3,562 m ²	4,964 m ²	(1,332 m ²)
Cost Avoidance	Deferred Maintenance	\$1.33M	\$1.33M	\$0.61M
Estimated Cost*	New School	\$51.8M*	\$59.9M*	\$0.00M*

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs.

The two new K-5 school scenarios would be sized for 500 students in scenario 2 and 600 students in scenario 3 (scenario 3 exceeds recommended sizing)

► Scenario 2 (new K-5 to replace Kingsclear Community School and Garden Creek School):

Based on ASD-W software projections and housing construction plans, a new K-5 school would be sized for 500 students to replace the two existing schools. The new school would be within the size specification for K-5 schools in the EECD standards (200 to 500 students).

An estimated \$51.8M* would be required for the construction of a new K-5 replacement school.

Depending on how close the new school is located to Garden Creek School, the average travel time would be increased by approximately 9 minutes. Early French Immersion students living in the Kingsclear Community School catchment area already attend Garden Creek School.

► Scenario 3 (new K-5 to replace Kingsclear Community School, Garden Creek School and include the Bishop Drive area in the new school catchment area. The Southern portion of the Kingsclear catchment area would attend Hanwell Park Academy):

Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolokehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in that catchment area.

27 K-8 students in the proposed southern boundary change for the Kingsclear catchment area already attend Hanwell Park Academy out of zone. Hanwell has enough space for the proposed boundary change in scenario 3. On average the students living in the proposed boundary change live 2.1 km closer than to Kingsclear Community School.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates ($\pm 30\%$) are based on the Educational Facilities Planning Guide and the historical construction costs.

In scenario 3, Priestman Street Elementary School utilization would be lowered for future potential boundary changes with Connaught Street School

► Scenario 3 (new K-5 continued):

In scenario 3, a portion of the Priestman Street Elementary School boundary (the Bishop Drive area) is proposed to be included in the new K-5 school catchment area. In 2025-26, there are 88 K-5 students from this area living in the proposed boundary change.

Based on ASD-W software projections and housing construction plans, a new K-5 school would be sized for 600 students to replace the two existing schools with the proposed boundary changes (assuming grand-fathering). The new school would exceed the maximum EECD sizing recommendation of 500 students at an elementary school. However, it should be noted there are comparable sized K-5 schools within New Brunswick.

An estimated \$59.9M* would be required for the construction of a new K-5 replacement school.

In this scenario, Priestman Street Elementary School boundary changes would reduce the enrollment from 358 to 250 by 2035-26. This would leave space to allow for future potential boundary changes with Connaught Street School which is in the City of Fredericton's South Core Plan zone. This plan is to accommodate 3,200 new housing units (or about 6,000 new residents).

The travel time for the students living in the Bishop Drive area would remain close to what it is now.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates ($\pm 30\%$) are based on the Educational Facilities Planning Guide and the historical construction costs.

In scenario 5, Hanwell Park Academy would have enough classrooms for the consolidation; however, Garden Creek School projects to have a classroom shortage

► Scenario 5 (amalgamate Kingsclear Community School at Hanwell Park Academy continued):

As in scenario 3, students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school or to attend a provincial school (assumed to be George Street Middle School for grades 6-8).

Based on ASD-W software projections, Hanwell Park Academy would have 600 students with the proposed boundary changes. The school would be within the size specification of 650 students at a K-8 mixed school. Hanwell Park would have enough classrooms for a consolidation with Kingsclear Community School (assuming grand-fathering).

This scenario does not have any capital cost requirements and eliminates \$0.61M of deferred maintenance.

The travel time for the students living in the Kingsclear Community School catchment area would increase up to 7 minutes.

This school boundary change reduces the amount of EFI students who currently attend Garden Creek School. Even with the reduction to the EFI catchment area, Garden Creek is projected to be above 80% capacity with its 3 modulars included. This projects a classroom shortfall between 2026 and 2033 (depending on the English Prime / EFI split of students); even when it is assumed to have no development growth within the scenario.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates ($\pm 30\%$) are based on the Educational Facilities Planning Guide and the historical construction costs.

In scenario 4b, a new K-8 school to replace Keswick Ridge and Keswick Valley Memorial schools would cost an estimated \$52.7M* and would be a “regular sized” school

► Scenario 4b (new K-8 to replace Keswick Ridge and Keswick Valley Memorial schools):

After determining that scenario 4 was not feasible, the engagement team elected to look at a reduced scope for scenario 4. Scenario 4b proposed to replace Keswick Ridge and Keswick Valley Memorial schools with a new K-8 school. This would reduce the number of students traveling into the city from Keswick Ridge and the surrounding communities for EFI at George Street Middle School by 32 students.

It was determined that Keswick Ridge School enrollment had grown when an EFI program for grades (1 to 5) was started at the school in 2017. As a result, the school now has 5 modular classrooms to have enough teaching space for both the English Prime and EFI programs. Although Keswick Ridge is K-8, the middle school EFI and LFI still attend George Street Middle School.

Based on ASD-W software projections, Keswick Ridge would reduce to 164 students by 2035-36. The school is classified as a small mixed school by the planning guidelines (less than 300). The planning guidelines note that modifications will be made to space allocations as necessary in small schools.

Depending on the project’s approval and construction plan, ASD-W software projections determined a new K-8 school would be sized for 388 students (a “regular sized” school). This assumes grand-fathering.

An estimated \$52.7M* would be required for the construction of a new K-8 replacement school.

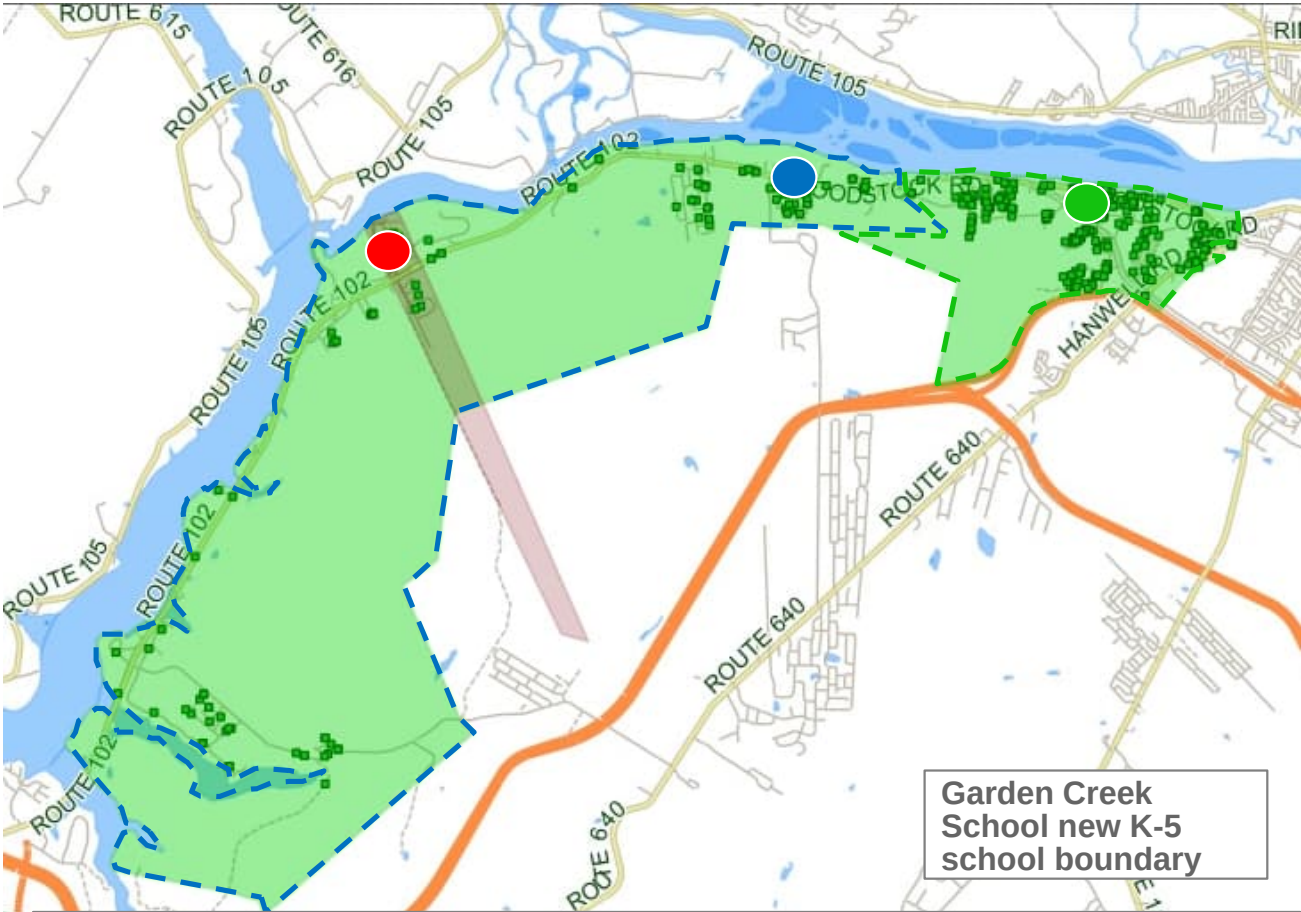
Depending on how close the new school is located to Keswick Ridge School, the average travel time would be increased up to 9 minutes. For those EFI students that would no longer go to George Street Middle School, the average travel time would be decreased by up to 20 minutes.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs.

Appendix A – Scenario 1 (Consolidate Kingsclear at K-5 Garden Creek School)



In scenario 1, students from the Kingsclear Community School would be consolidated with Garden Creek School

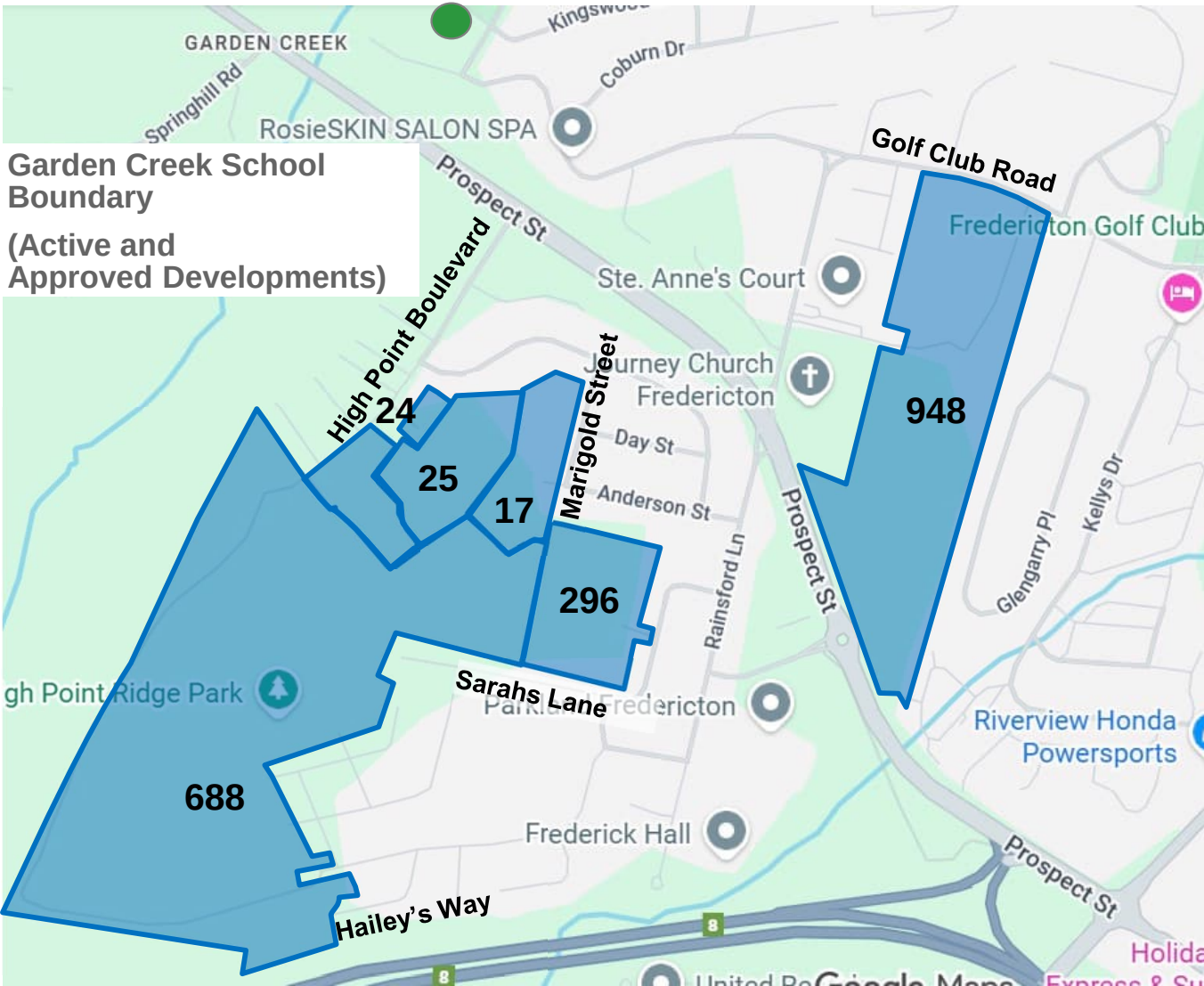


School	Communities Served
Kingsclear (K-5) English prime	- Fredericton - French Village - Island View - Kingsclear First Nation - Lower Kingsclear - Upper Kingsclear
Garden Creek (K-5) Early French Immersion (EFI)	- Fredericton - Early French Immersion students from the Kingsclear Community School boundary attend Garden Creek School
Walastukw Wolokehkitimok (K4/K-5) (Wulastukw Elementary)	Grades K4/K-5 Kingsclear First Nation Band operated school

Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolokehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would attend Garden Creek School in scenario 1 (if they choose to attend a provincial school).

Source: BusPlanner (2025-26 data).

As of December 2025, there are 2,049 active and approved development units in the Garden Creek School catchment area – with 98% (1,998) concentrated near Prospect Street



	School Boundary
	Garden Creek School (K-5)
	George Street Middle School (6-8)

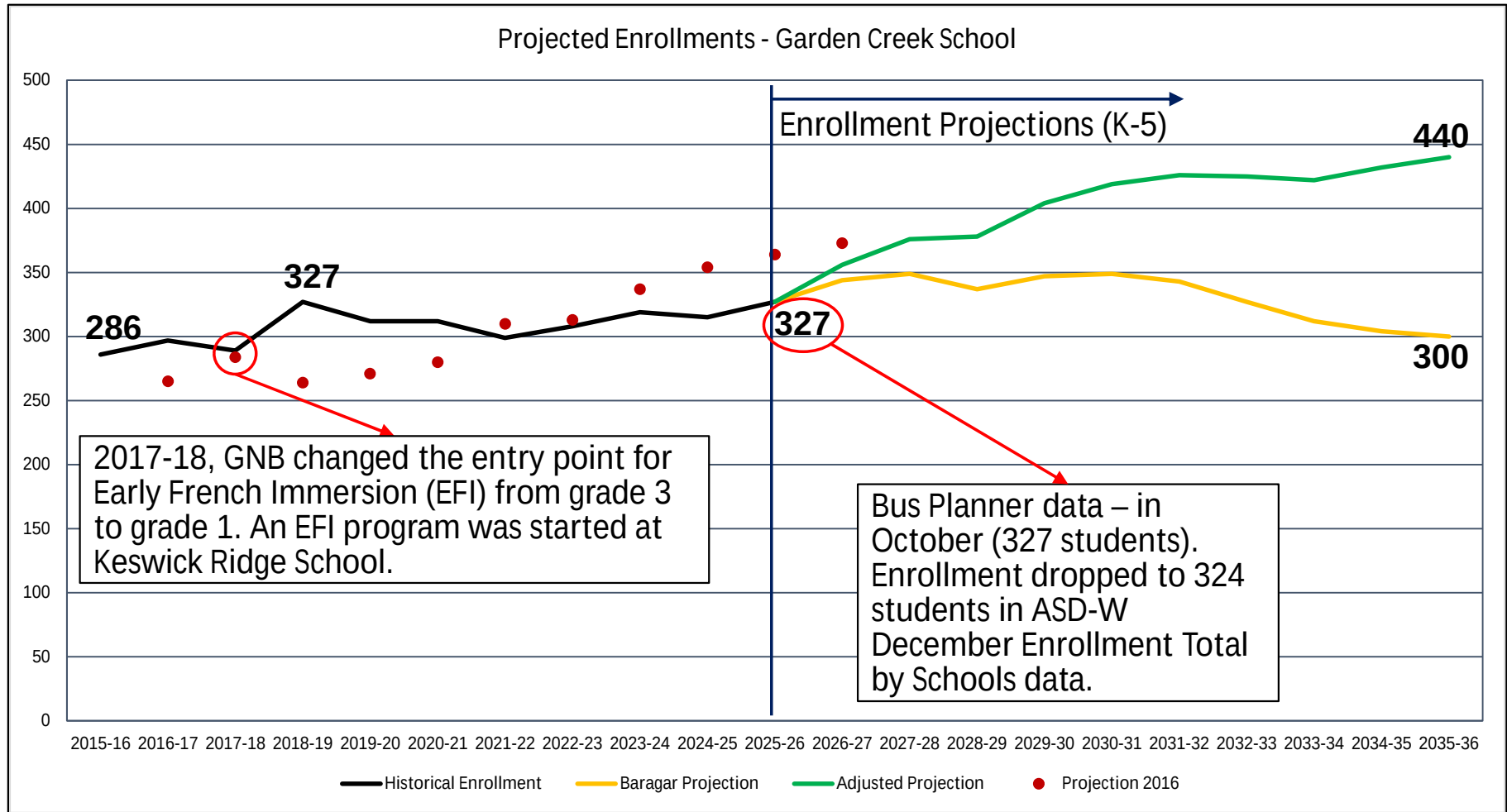
Note*: City of Fredericton has 2,049 active and approved development units in the Garden Creek School catchment area, with 98% located near Prospect Street (in blue):

1. Prospect Street to Golf Club Road (948)
2. Hailey's Way to Sarahs Lane (688)
3. Sarahs Lane to Anderson Street (296)
4. Marigold Street to High Point Blvd (66)

- Assuming an average household size of 2.1 per unit, this would accommodate about 4,300 new residents.
- The K-5 Garden Creek School catchment area feeds into George Street Middle School (6-8).

Sources: Google Maps, City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025), and City of Fredericton 2021 Census Profiles (Southside: Tracts 1-8).

Garden Creek School enrollment is projected to increase between 2025 and 2035, after adjusting the Baragar projections with estimates for approved development units



Baragar projections have been adjusted for the 2,049 active and approved development units in the Garden Creek School catchment area. Assuming the construction takes place over a 14-year period, it is estimated that this would add another 140 K-5 students by the year 2035-36 and a total of 197 students by 2039-40.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Garden Creek School property is 62% (13.3 acres) smaller than the EECD Planning Guidelines recommends, the school is not accessible, and parking is congested



Garden Creek School

- Garden Creek School is located on Woodstock Road in Fredericton.
- This K-5 school was originally built in 1965 and it has three modular classrooms.
- The structure is comprised of two floors.
- The size of the school is 2,630 m².
- In 2025-26, Garden Creek School has 324 students – which classifies it as a regular sized elementary school (between 200 and 500 students).
- The school property has approximately 7.90-acres of land.
- For comparison, EECD Guidelines recommends a school sized for 324 students be built on 21.2 acres of land (may be reduced when land availability is limited).
- In 2023, the school received a \$100K private donation to the school's Lilypad Legacy Playground Project. There is also a playfield at the school. When the playground was installed, alterations were also made to improve the drainage.
- The functional capacity of the school is currently 87% (excluding modulares).

Sources: Google Maps, GeoNB Viewer, Jan. 26, 2023, ASDW media release, site visit, EECD Planning Guidelines for Educational Facilities and District Intelligence on ASDE-W website.

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

STORAGE

MECHANICAL / ELECTRICAL

Modular classrooms

SR

C

R

M

AD

LIB

GYM

K

GS

GYM - Change Rooms

SR

Upper Gym

Roof over Gymnasium

Roof over Lobby

Roof over Dining Hall

Roof over Kitchen

Roof over Lounge

Roof over Art Room

Roof over Garden

Roof over Playground

Roof over Parking

Roof over Entrance

Roof over Exit

210 RESOURCE 11m²

211 BOYS' W.A. 11m²

212 GIRLS' W.A. 11m²

213 JUNIOR STONE RM. 18m²

214 KITCHEN 18m²

215 LOUNGE 31m²

216 ART 8m²

217 GARDEN 6m²

218 PLAYGROUND 6m²

219 ROOF 18m²

220 ROOF OVER LOBBY 18m²

221 ROOF OVER GYMNASIUM 18m²

222 ROOF OVER DINING HALL 18m²

223 ROOF OVER KITCHEN 18m²

224 ROOF OVER LOUNGE 18m²

225 ROOF OVER ART ROOM 18m²

226 ROOF OVER GARDEN 18m²

227 ROOF OVER PLAYGROUND 18m²

228 ROOF OVER PARKING 18m²

229 ROOF OVER ENTRANCE 18m²

230 ROOF OVER EXIT 18m²

217 CLASSROOM 74m²

218 CLASSROOM 73m²

219 CLASSROOM 75m²

220 CLASSROOM 76m²

221 CLASSROOM 77m²

222 CLASSROOM 78m²

223 CLASSROOM 79m²

224 CLASSROOM 80m²

225 CLASSROOM 81m²

226 CLASSROOM 82m²

227 CLASSROOM 83m²

228 CLASSROOM 84m²

229 CLASSROOM 85m²

230 CLASSROOM 86m²

231 CLASSROOM 87m²

232 CLASSROOM 88m²

233 CLASSROOM 89m²

234 CLASSROOM 90m²

235 CLASSROOM 91m²

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278 CLASSROOM 134m²

279 CLASSROOM 135m²

280 CLASSROOM 136m²

281 CLASSROOM 137m²

282 CLASSROOM 138m²

283 CLASSROOM 139m²

284 CLASSROOM 140m²

285 CLASSROOM 141m²

286 CLASSROOM 142m²

287 CLASSROOM 143m²

288 CLASSROOM 144m²

289 CLASSROOM 145m²

290 CLASSROOM 146m²

291 CLASSROOM 147m²

292 CLASSROOM 148m²

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294 CLASSROOM 150m²

295 CLASSROOM 151m²

296 CLASSROOM 152m²

297 CLASSROOM 153m²

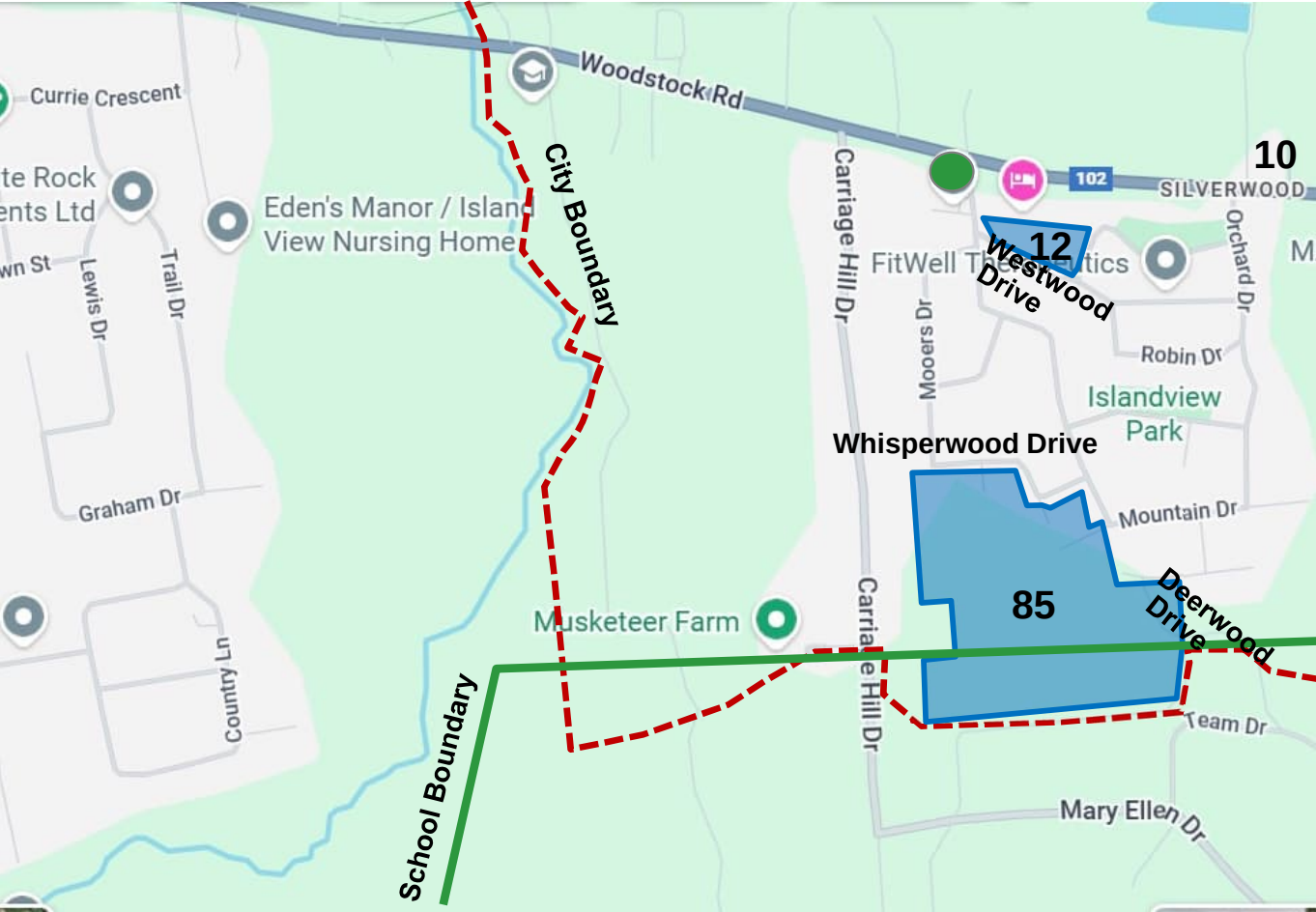
298 CLASSROOM 154m²

299 CLASSROOM 155m²

300 CLASSROOM 156m²



As of December 2025, there are 107 active and approved development units in the Kingsclear Community School catchment area (reported for those within the city limits)



	School Boundary
	Kingsclear Community School (K-5)
	George Street Middle School (6-8)

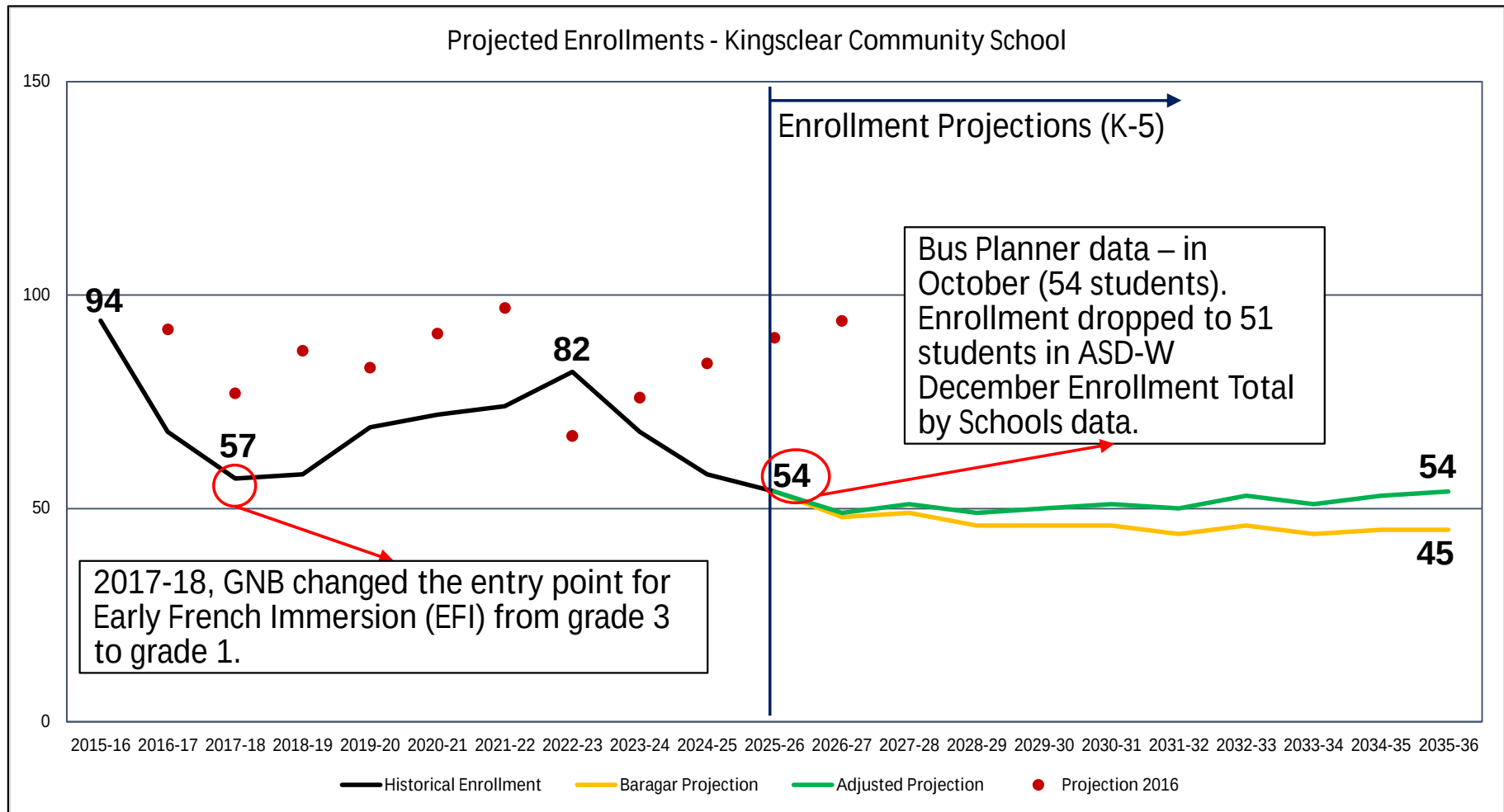
Note*: City of Fredericton has 107 active and approved development units in the Kingsclear Community School catchment area (in blue):

- Whisperwood Dr to Deerwood Dr (85)
- Westwood Drive (12)
- Dianna Lane (10)

- Assuming an average household size of 2.1 per unit, this would accommodate about 225 new residents.
- The K-5 Kingsclear Community School catchment area feeds into George Street Middle School (6-8).

Sources: Google Maps, City of Fredericton (Community Planning): Active and Approved Developments In the Kingsclear Community School Catchment Area (December 2025), and City of Fredericton 2021 Census Profiles (Southside: Tracts 1-8).

Kingsclear Community School enrollment is projected to remain stable up to 2035, after adjusting the Baragar projections with estimates for approved development units



Baragar projections have been adjusted for the 107 active and approved development units in the Kingsclear Community School catchment area. Assuming the construction takes place over a 14-year period, it is estimated that this would add another 9 K-5 students by the year 2035-36 and a total of 11 students by 2039-40.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Kingsclear Community School property is 78% (14.5 acres) smaller than the EECD Planning Guidelines recommends and the school is not accessible



Kingsclear Community School

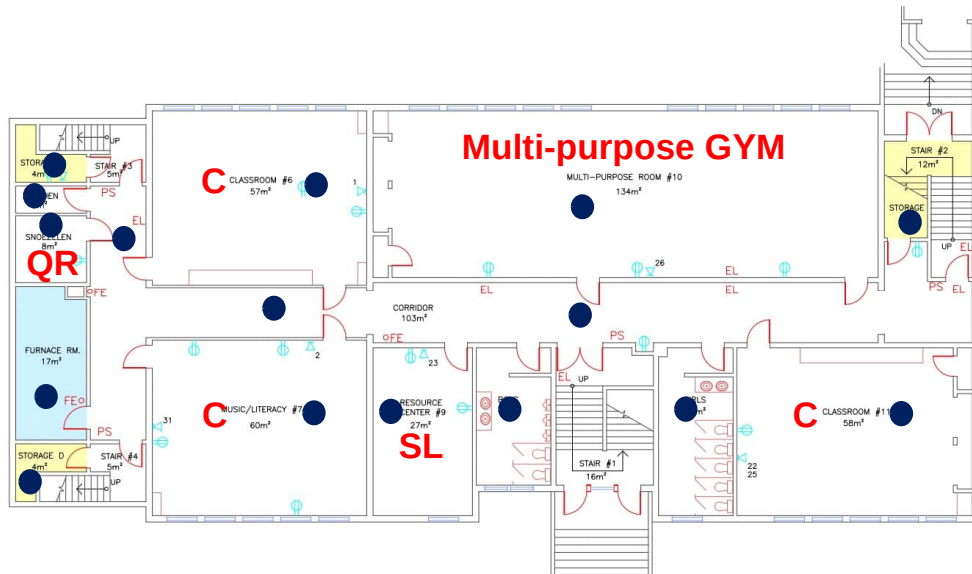
- Kingsclear Community School is located on Woodstock Road in Fredericton.
- This K-5 school was originally built in 1950 and it does not have any modular classrooms attached.
- The school structure is comprised of two floors.
- The size of the school is 1,332 m².
- In 2025-26, Kingsclear Community School has 51 students – which classifies it as a small elementary school (less than 200 students).
- The school property has approximately 4.12-acres of land (two lots).
- For comparison, EECD Guidelines recommends a school sized for 51 students be built on 18.6 acres of land (may be reduced when land availability is limited).
- There are two playgrounds, a play field and a baseball field at the school.
- The functional capacity of the school is currently 35% (excluding modulares).

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

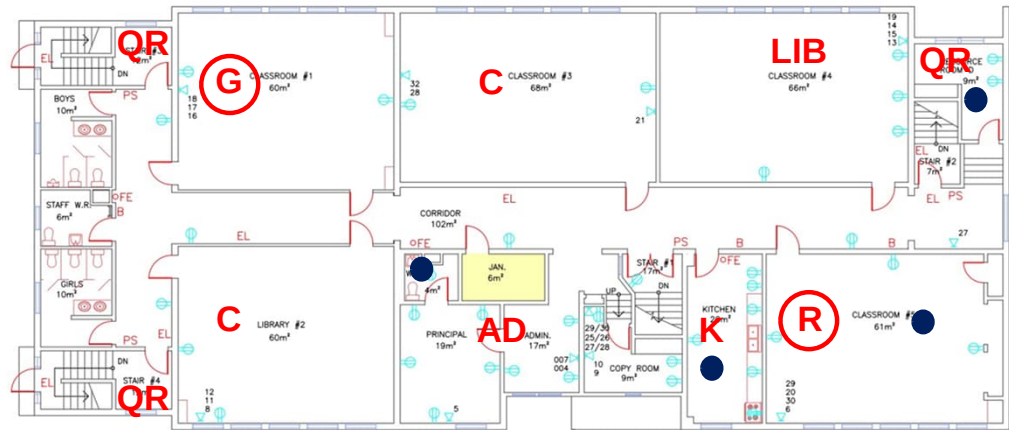
Sources: Google Maps and GeoNB Viewer: <http://geonb.snb.ca/geonb/>, site visit, EECD Planning Guidelines for Educational Facilities and District Intelligence on ASDE-W website.

Comparison of Kingsclear Community floor plan to EECD Planning Guidelines identified a shortage of pedagogical space, and there is \$0.61M in deferred maintenance

Drawing A1 – 1st Floor



Drawing A2 – 2nd Floor



Note: Shortage of pedagogical space including:

- Project work areas/breakout rooms
- Multi-function space
- Early childhood development
- Visiting professionals' office space
- Music room

Note: The multi-purpose at KCS is 134 m² with no supporting ancillary or storage space. EECD Planning Guidelines specify a multi-purpose at 280 m².



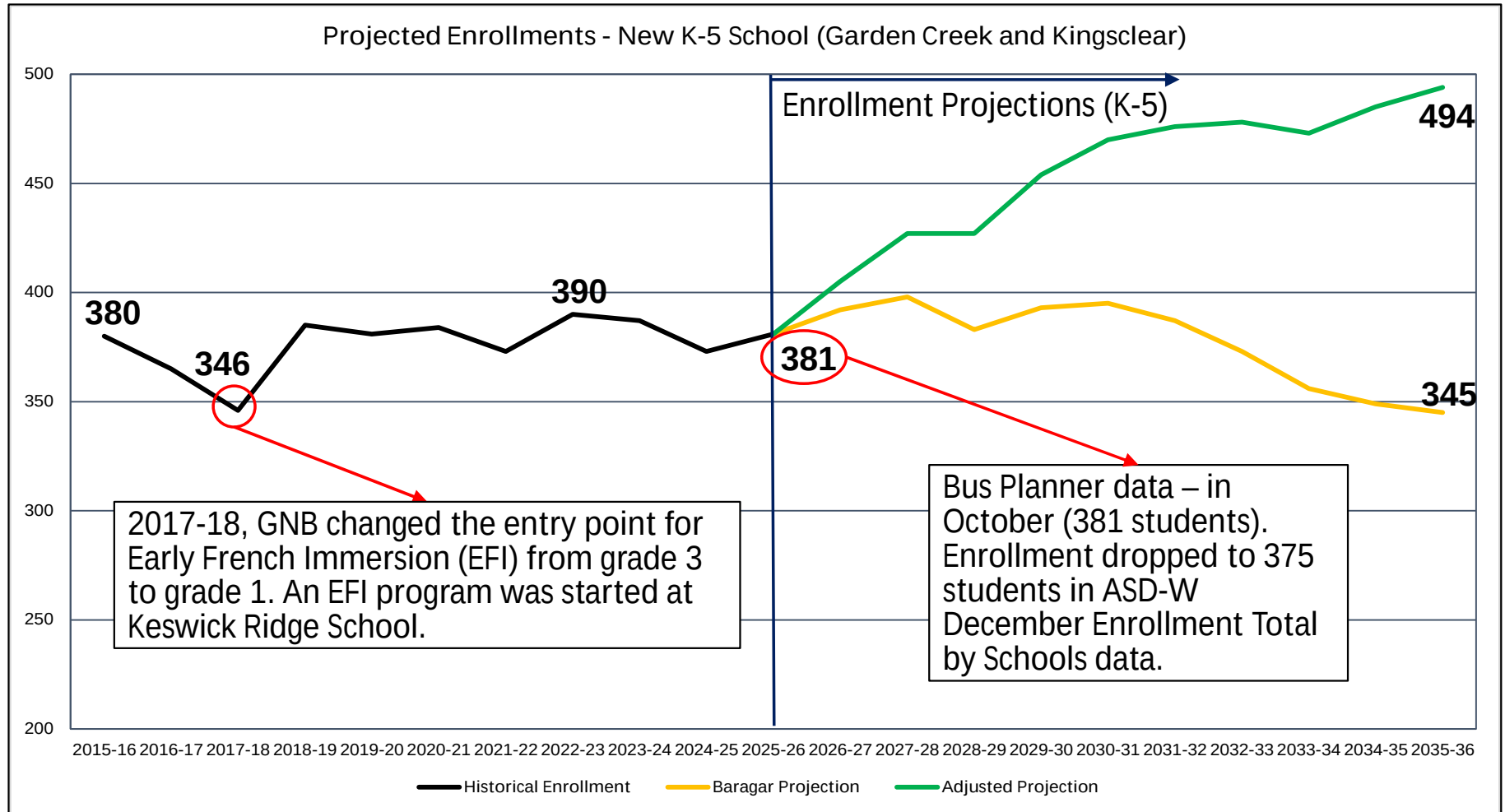
Symbol	Space classification	Count
C	Classroom K - 5	5
PC	Potential classroom	2
	Total classrooms	7
QR	Quiet Room	4
G	Guidance room	1
AD	Administration offices	1
K	Kitchen	1
LIB	Library	1
GYM	Gymnasium	1
R	Resource	1
SL	Staff lounge	1

Note 1: The school has a total of \$0.61M on the deferred maintenance list. The list of projects and estimated costs is not considered a full comprehensive list.

- **Note 2:** Pinchin LeBlanc Environmental Ltd. – Asbestos Materials Survey (Dated September 2004): areas identified with asbestos containing materials. (e.g. vinyl floor tiles, and parking cement).

Source: EECD school drawings, site visit, ASD-W room information data sheet and School Physical Plant Review (Deferred Maintenance, December 2025).

The 10-year enrollment projection for a new K-5 school to replace Garden Creek and Kingsclear is 494 students, after adjusting for the approved development units



Baragar projections have been adjusted for the 2,049 active and approved development units in the Garden Creek School catchment area and the 107 active and approved development units in the Kingsclear Community School catchment area.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Class “D” estimate*: \$30.9M* would be required for the school addition and renovations, therefore the scenario is not deemed feasible (at 60% of the cost for a new school)

The school would be within the size specification for K-5 schools in the EECD standards (200 to 500 students), and it would accommodate a maximum of 500 students (2035-36).

School levels:	K-5
Number of students (2035-36):	500
Spaces - Surface (M ²)	
General - 5 K and 7 general classrooms, 1 early childhood, project work areas and break-out rooms	1,237
Special education - 1 performing arts room	110
Physical education - 1 double gym with storage, offices and ancillary spaces	755
Technological education	-
Business studies	-
Family studies	-
Student services - 2 multifunction, 2 resource, health, ISD, guidance and 8 visiting profession offices	401
Library/common learning areas	-
Cafeteria - dining and assembly, kitchen and stage	457
Staff center and rooms - work areas and washrooms	67
Administration - addition of 1 vestibule meeting room with washroom*	14
Custodian - addition of 1 recycling room and supporting custodial space	34
Sub-total	3,075
+ Services and systems	1,384
Total Area (M²)	4,459
x Estimated construction costs (\$4,626/M ²) (in millions)	\$ 20.6
+ Civil costs (based on estimated cost/m ² for new school)	\$ 3.0
x Soft costs (25%)	\$ 5.9
+ Estimated land cost	\$ -
= TOTAL CONSTRUCTION COSTS FOR ADDITION (Millions \$)	\$ 29.5
Renovation of Room 137 sensory room to classroom	74
Renovation of Room 103 from guidance area to replace sensory room	47
Total Area (M²)	121
x Estimated construction costs (\$4,626/M ²) (in millions)	\$ 0.6
x Soft costs (25%)	\$ 0.1
= TOTAL CONSTRUCTION COSTS FOR RENOVATIONS (Millions \$)	\$ 0.7
+ Deferred maintenance costs (ASD-W project list)	\$ 0.7
= TOTAL CONSTRUCTION COSTS (Millions \$)	\$ 30.9

- The proposed addition is 4,459 m².
- Some spaces in the standard have been omitted for practical purposes. (example: break-out rooms have been reduced, as existing classrooms do not have the space available to add.)
- Additionally, some existing space that is undersized would remain in the same location.

* These additions represent the subjective gaps between the standards and the review of the school's plans. Note: These class "D" cost estimates (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs. These estimates should be adjusted by the EECD infrastructure team during the design of the new extension (if this scenario is selected).

Note: \$30.9 million represents 60% of the construction value of a new school (excluding any repairs that would be identified in a building assessment). Additionally, the school property has limited space for expansion. Therefore, this scenario is not deemed to be feasible.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Appendix B – Scenario 2 (New K-5 replacing Garden Creek and Kingsclear schools)



Based on ASD-W software projections and housing construction plans, a new K-5 school would be sized for 500 students to replace the two existing schools

New K-5 Garden Creek and Kingsclear Community School Projections										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	61	56	51	73	66	74	-	-	-	381
2026-27	67	69	54	53	86	76	-	-	-	405
2027-28	73	74	71	59	59	91	-	-	-	427
2028-29	65	80	76	76	65	65	-	-	-	427
2029-30	66	74	81	80	82	71	-	-	-	454
2030-31	64	72	75	85	87	87	-	-	-	470
2031-32	67	70	74	78	94	93	-	-	-	476
2032-33	69	74	73	77	86	99	-	-	-	478
2033-34	71	76	76	75	84	91	-	-	-	473
2034-35	74	79	79	79	83	91	-	-	-	485
2035-36	79	79	81	81	86	88	-	-	-	494

Project start-up would depend on DEC and GNB approval

Year 1
Year 2
Year 3
Year 4 (depending on start time)

Say 500

Review of 10-year planning horizon

Projections used for school design in review

Early French Immersion Program Projections:

New K-5 Projections (Early French Immersion Program)										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	-	33	25	47	36	40	-	-	-	181
2026-27	-	41	31	25	48	36	-	-	-	181
2027-28	-	47	42	31	26	48	-	-	-	194
2028-29	-	49	48	42	33	26	-	-	-	198
2029-30	-	46	50	48	43	33	-	-	-	220
2030-31	-	44	47	49	49	43	-	-	-	232
2031-32	-	44	45	45	50	48	-	-	-	232
2032-33	-	46	45	44	46	49	-	-	-	230
2033-34	-	47	47	43	45	47	-	-	-	229
2034-35	-	49	49	45	44	45	-	-	-	232
2035-36	-	51	50	46	45	44	-	-	-	236

Review of 10-year planning horizon

Projections used for school design in review

2035-36 English Prime Projections:

Year	K	1	2	3	4	5	6	7	8	Total
2035-36	85	28	31	35	41	44	-	-	-	264

Scenario 2: New K-5 School

- Enrollment projections from the Baragar Systems software indicate a decrease in the K-5 student population after 2026. From 381 to 345.
- However, after adding the K-5 projections for the active and approved housing development units in the two school catchment areas – the enrollment is projected to grow from 345 to 494 in 2035-36.
- 2035-36 was projected with the greatest classroom requirements based on the projected program split for EFI after a potential construction period.
- The school design would be at the maximum EECD Planning Guidelines sizing recommendation of 500 students at an elementary school.
- For comparison, based on 2024-25 school statistics, GNB had 88 K-5 schools. Of these, seven were larger than regular sized schools. The seven largest K-5 schools in 2024-25 for size comparison:
 - Lou MacNarin School (838)
 - École Anna-Malenfant (674)
 - Evergreen Park School (651)
 - École Claudette-Bradshaw (642)
 - New Maryland Elementary School (543)
 - Seaside Park Elementary School (526)
 - Riverview East School (504)
- The average student enrollment at the 47 regular sized K-5 schools in New Brunswick was 335.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.

Scenario 2: New K-5 (500) to replace both schools – School is proposed to have 27 classrooms based on the historical split between English Prime and EFI

New K-5 Garden Creek and Kingsclear Community schools 2035-36 Enrollment Projection										Space Requirements		
Grades	Size Limit	French Immersion					English Prime			Total	Class Rooms	Maximum Capacity
		EFI				LFI						
K	21	0					17	17	17	51	3	63
	21	0					17	17		34	2	42
1	21	17	17	17			14	14		79	5	105
2	21	17	17	16			16	15		81	5	105
3	26	23	23				18	17		81	4	104
4	28	23	22				21	20		86	4	112
5	28	22	22				22	22		88	4	112
6	28									0	0	0
7	29									0	0	0
8	29									0	0	0
							Total:			500	27	643
							Projected Utilization:			77.8%		

Construction of a new K-5 (500) to replace both schools

- The size of the school is based on the highest projected enrollment year during the 10-year planning horizon (2035-36). With the planned new housing construction in the school catchment areas, the enrollment was projected to be 500.
- It was assumed that the Late French Immersion program would remain at George Street Middle School, as it is in the current state.
- Based on the historical split between the English Prime and Early French Immersion programs, the maximum capacity of the new school is 643 students, while the functional design capacity is 500 students (78% utilization).
- The new school would be within the size specification for K-5 schools in the EECD standards (200 to 500 students).

Class “D” estimate*: \$51.8M* would be required for the construction of a new K-5 school to replace Garden Creek and Kingsclear Community schools

The new school would be within the size specification for K-5 schools in the EECD standards (200 to 500 students), and it would be designed to accommodate 500 students in 27 classrooms. (Maximum occupancy based on the grade configuration of the 27 classrooms – 643 students.)

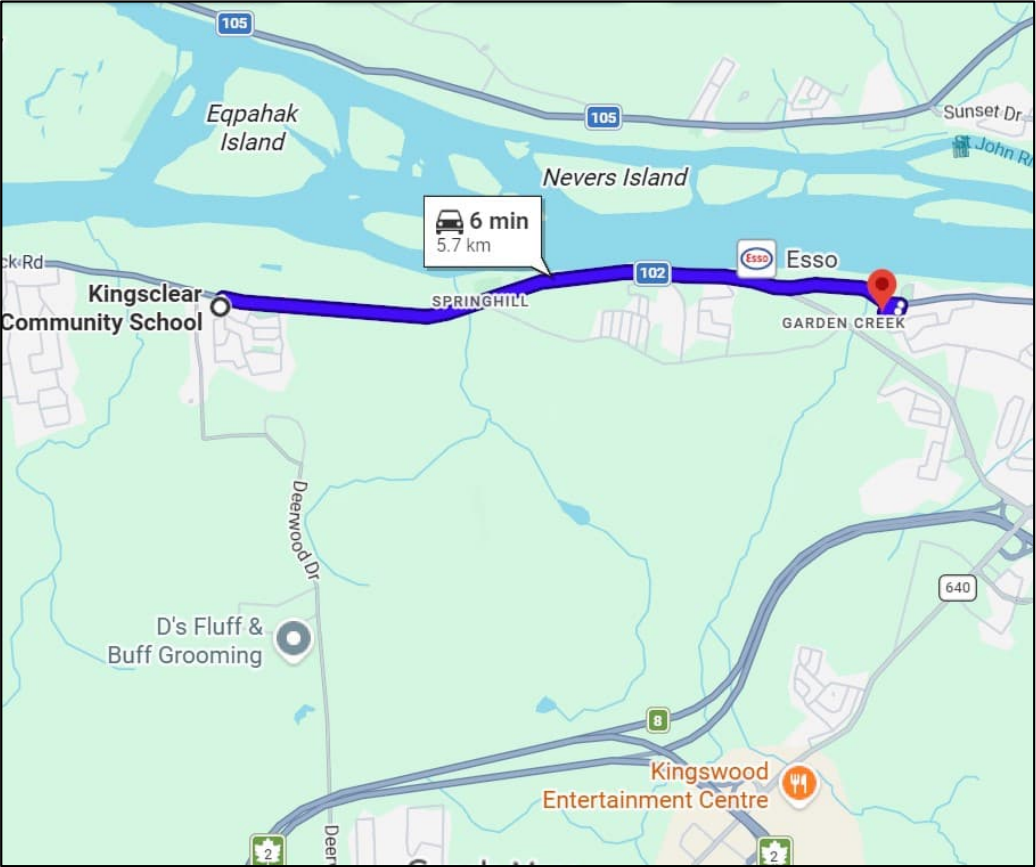
School levels:	K-5
Number of students:	500
Spaces - Area (M ²)	
General - including 27 classes and related spaces	2,405
Specialized education (music, performing arts)	220
Physical education and recreation (double gym, multi-purpose)	1,112
Technological education (Middle School technology)	-
Business studies	-
Family studies	-
Student services	501
Library/common learning areas	220
Cafeteria - Multipurpose meeting place and food service	482
Staff center and rooms	110
Administration	84
Custodial	55
<i>Sub-total</i>	5,189
+ Services and systems	2,335
Total Area (M²)	7,524
x <i>Estimated construction costs (\$4,626/M²) (in millions)</i>	\$ 34.8
+ <i>Civil costs (assume \$5M, 2024-25 average)</i>	\$ 5.0
x <i>Soft costs (25%)</i>	\$ 10.0
+ <i>Estimated land cost</i>	\$ 2.0
= TOTAL CONSTRUCTION COSTS (\$ Millions)	\$51.8

- EECD standards recommend a site size of approximately 23.0 acres for a school of this size (Note: in urban areas, site size may be reduced when land is at a premium and/or existing community field/facilities are used offsite).
- A total of \$1.33M would be removed from the deferred maintenance list for the two school closures. The list of projects and estimated costs is not considered a full comprehensive list.
- The new school footprint of 7,524 m² would be 3,562 m² larger than the two existing schools.
- The closure of Garden Creek School would eliminate three modular classrooms.

*Note: These cost estimates for class “D” (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs provided by EECD. These estimates should be adjusted by the EECD infrastructure team when designing a new school. Land purchase costs could vary greatly depending on location and civil costs are influenced by the topography/geology of the site chosen.

Source: EECD Planning Guidelines for Educational Facilities, and School Physical Plant Review (Deferred Maintenance, December 2025).

For a new K-5 school consolidation of Kingsclear and Garden Creek, the average travel time of the students would be increased up to 9 minutes (approximately)



For comparison: the furthest student currently travelling to Garden Creek School from the Kingsclear catchment area for EFI resides in Upper Kingsclear. This is 23.2 km away from Garden Creek and takes 20 minutes to drive.

Routes between schools	KM	Min
Kingsclear – Garden Creek	5.7	6
Total	5.7	6
Via: Woodstock Road.		

Community (Direction relative to GCS)	KCS		GCS	
	KM	Min	KM	Min
West – Kingsclear FN	7.9	7	13.3	13
West – Fredericton	1.8	3	4.6	6
South – Upper Kingsclear	20.0	16	21.3	17
Southwest – Upper Kingsclear	18.1	14	23.6	19
Average for all bussing	4.9	5	9.8	9

KCS – Furthest students currently bussed to Kingsclear Community School
GCS – If students moved to a new school near Garden Creek School
Note: This is travel time, which excludes time for any stops
See the following page for the google maps of the commutes

Source: ASD-W BusPlanner, Google Map.

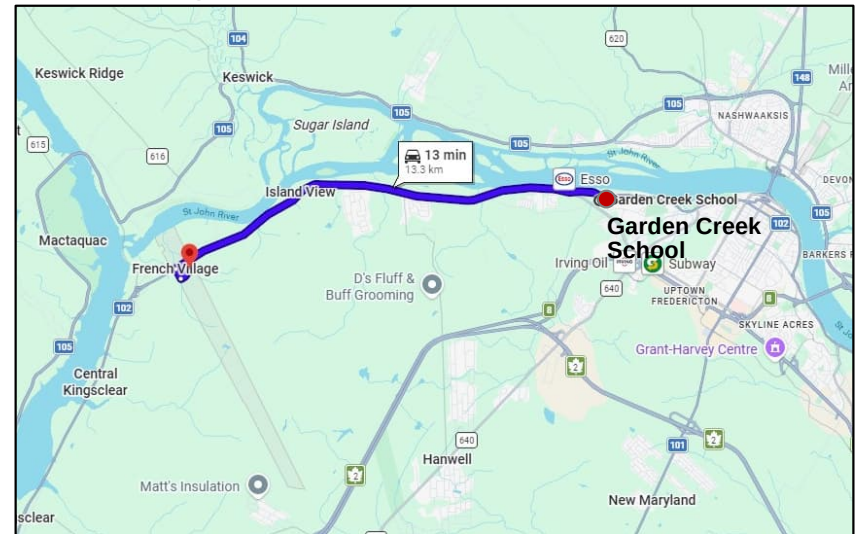


Students who take the EFI program from the Kingsclear Community School catchment area are already attending Garden Creek School

South – Upper Kingsclear



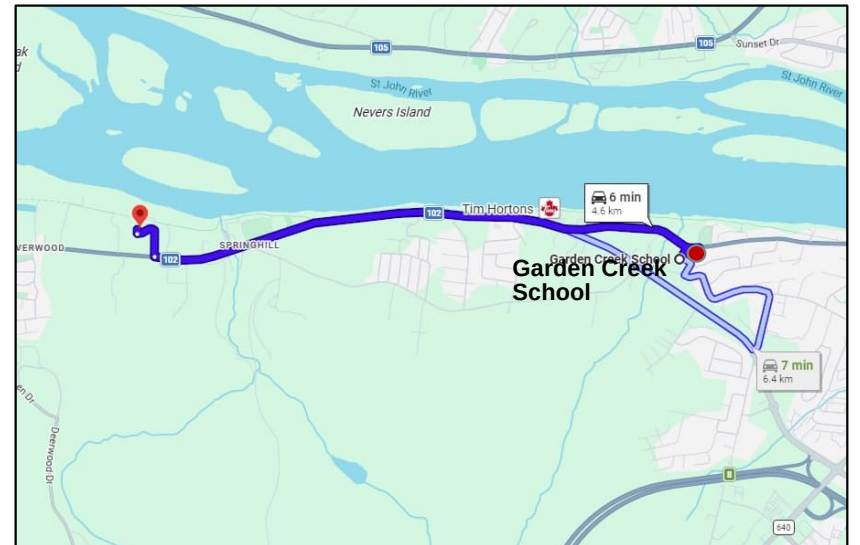
West – Kingsclear First Nation



Southwest – Upper Kingsclear



West – Fredericton

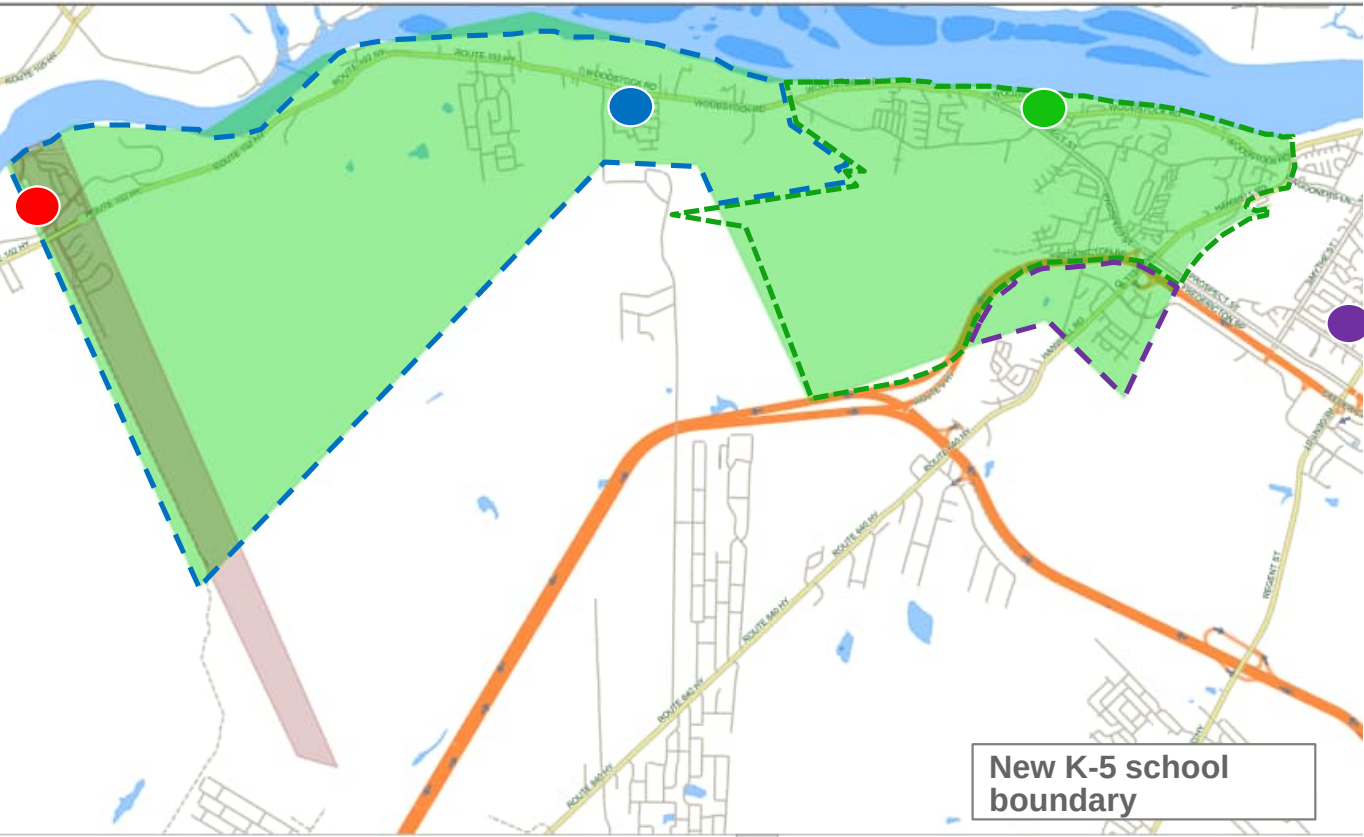


Source: ASD-W BusPlanner, Google Map.

Appendix C – Scenario 3 (New K-5 for Garden Creek with larger school boundary)



In scenario 3, the new K-5 school would include Garden Creek, a portion of the Kingsclear school boundary up to the Kingsclear First Nation and the Bishop Drive area

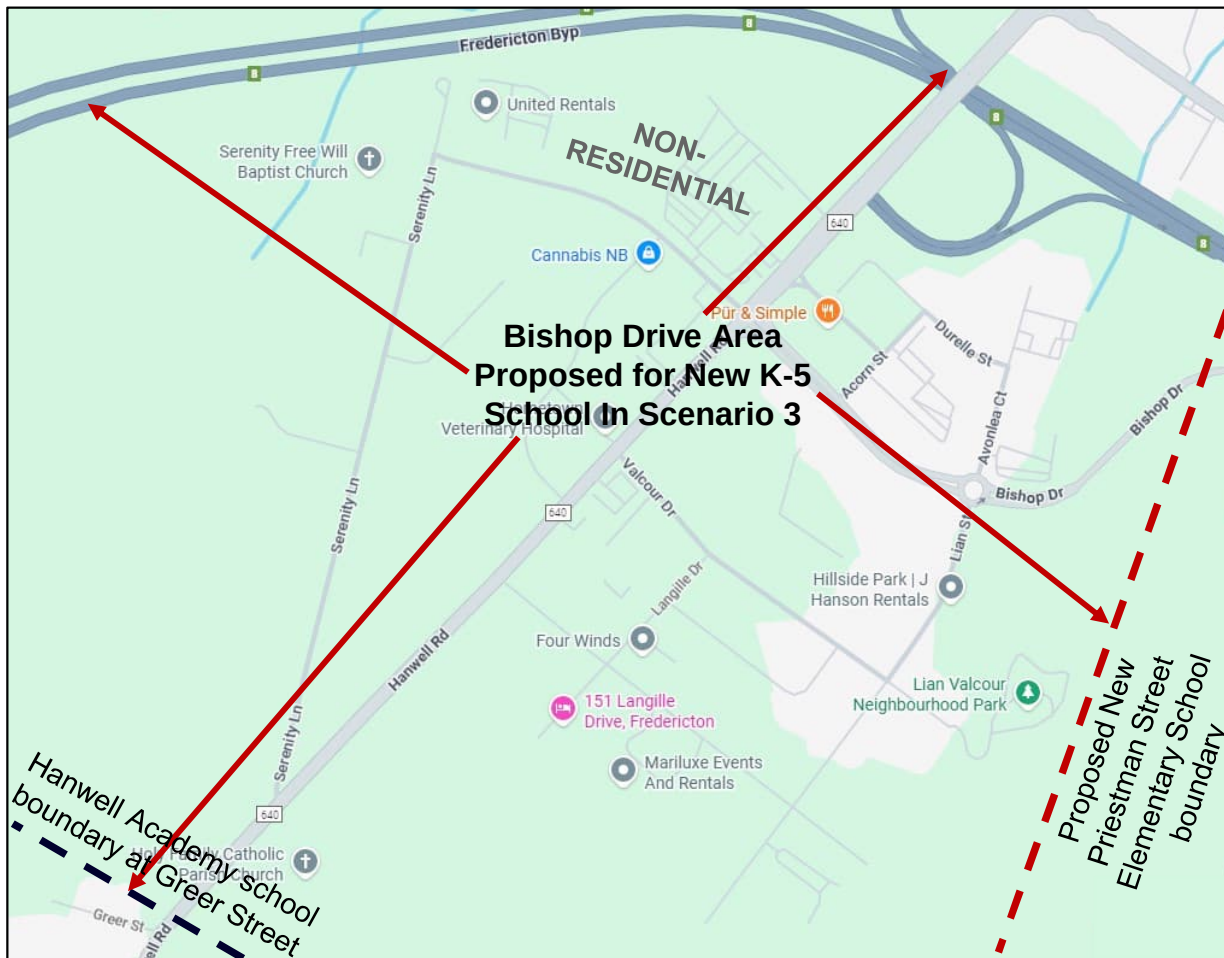


School	Communities Served
Kingsclear portion	- Fredericton - French Village - Island View - Kingsclear First Nation - Lower Kingsclear
Garden Creek school boundary	- Fredericton - Early French Immersion students from the Kingsclear Community School boundary
Priestman Street Elementary portion	Fredericton (Bishop Drive area)
Walastukw Wolokehkitimok (K4/K-5) (Wulastukw Elementary)	Grades K4/K-5 Kingsclear First Nation Band operated school

Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolokehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would attend the new K-5 school in scenario 3 (if they choose to attend a provincial school).

Source: BusPlanner (2025-26 data).

In scenario 3, a portion of the Priestman Street Elementary School boundary (the Bishop Drive area) is proposed to be included in the new K-5 school catchment area

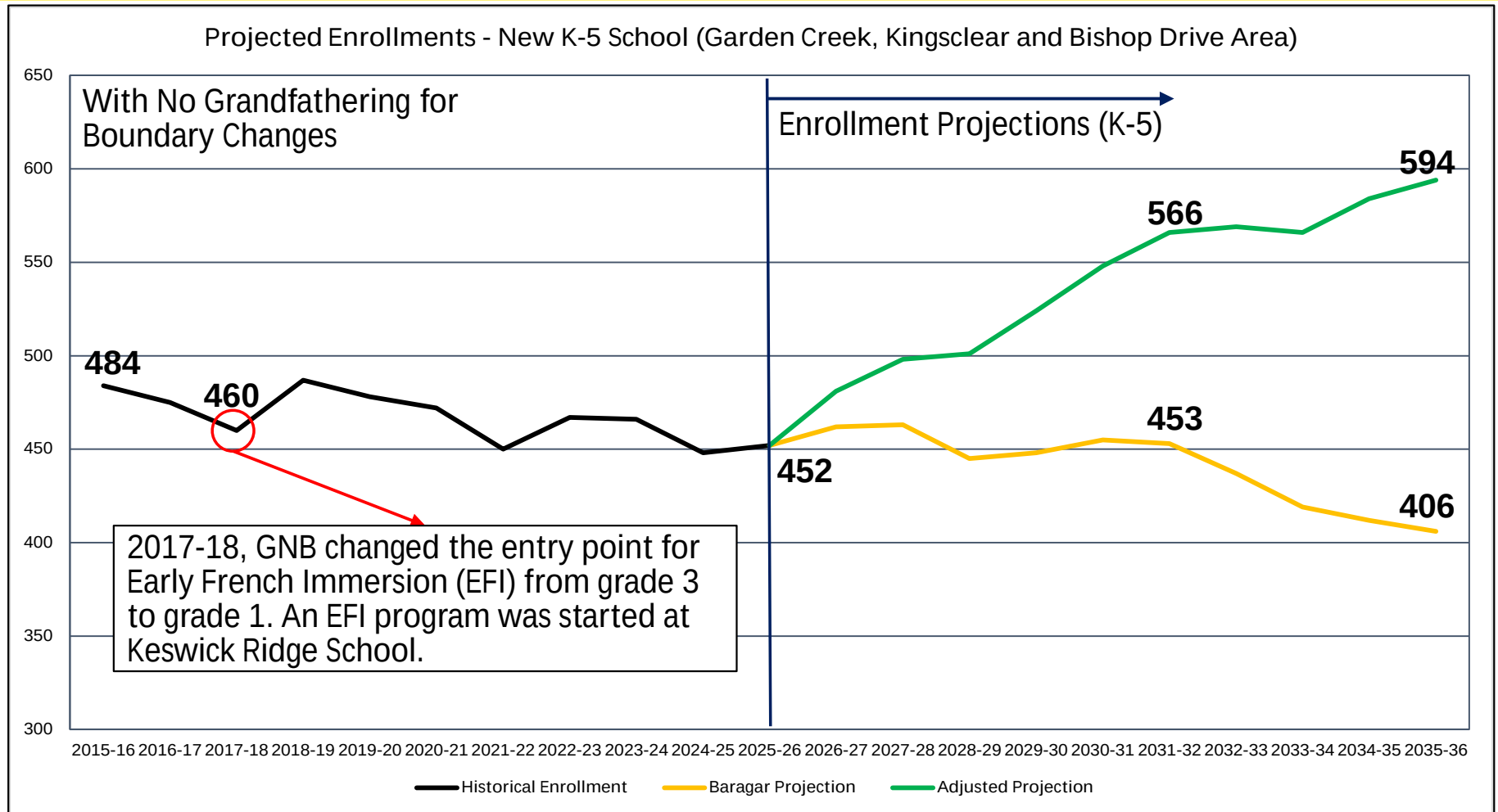


Bishop Drive Area – Proposed for New K-5 School

- The proposed Bishop Drive area is currently within the Priestman Street Elementary School catchment area. It extends from the Number 8 Fredericton Bypass to the existing Hanwell Academy school boundary near Greer Street.
- The selected area is located to the southeast of the current Garden Creek School boundary.
- The Bishop Drive area is composed of a mixture of both residential and non-residential construction.
- Some of the streets included in this area were: Serenity Lane, Woodside Lane, Red Maple Court, Hedley Street, Hanwell Road, St. Roche Street, Durelle Street, Avonlea Court, Bishop Drive, Lian Street, Valcour Drive, Ashton Court, Langille Drive, Ridgeline Crescent, Brianna Drive, and Lorilynn Crescent.
- In 2025-26, there are 88 K-5 students from this area that are attending Priestman Street Elementary School.
- Two K-5 students from this area attend Hanwell Park Academy out of zone.

Sources: Google Maps and BusPlanner (2025-26 data).

Scenario 3: 10-year enrollment projection for a new K-5 to replace Garden Creek and Kingsclear is 594 students, after adjusting for the approved development units



Baragar projections have been adjusted for the 2,049 active and approved development units in the Garden Creek School catchment area, the 107 active and approved development units in the Kingsclear Community School catchment area and the 582 units at Serenity Lane (in the Bishop Drive area).

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025), and Cox, Aidan, 582-unit Apartment 'Community' Set for Construction, But Not Without Opposition. CBC News, September 1, 2022.

Based on ASD-W software projections and housing construction plans, a new K-5 school would be sized for 600 students to replace the schools with boundary changes

Assume grandfathering after earliest construction period (2030-31):

Year	Projected Enrollment	K	G1	G2	G3	G4	G5	After Grandfathering
2030	548		-14	-14	-13	-14	-9	484
2031	566			-15	-15	-15	-16	505
2032	569				-15	-15	-16	523
2033	566					-16	-16	534
2034	584						-17	567

Grandfathering notes based on the earliest construction period:

Hanwell Park Academy boundary change – EFI students living in Upper and Lower Kingsclear currently attending Garden Creek School remain at new K-5 until grandfathering ends in 2034

Hanwell Park Academy boundary change – English Prime students living in Upper and Lower Kingsclear currently attending Kingsclear Community School remain at new K-5 until grandfathering ends in 2034

Priestman Street Elementary School boundary change – all students living in the proposed Bishop Drive boundary change area remain at Priestman until the grandfathering ends in 2034

K-5 Projections (All Programs – After Grandfathering):

New K-5 Garden Creek, Kingsclear and Bishop Drive Area Projections										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	61	56	51	73	66	74	-	-	-	381
2026-27	67	69	54	53	86	76	-	-	-	405
2027-28	73	74	71	59	59	91	-	-	-	427
2028-29	65	80	76	76	65	65	-	-	-	427
2029-30	66	74	81	80	82	71	-	-	-	454
2030-31	78	72	75	85	87	87	-	-	-	484
2031-32	82	84	74	78	94	93	-	-	-	505
2032-33	84	89	88	77	86	99	-	-	-	523
2033-34	87	91	91	90	84	91	-	-	-	534
2034-35	91	95	95	95	100	91	-	-	-	567
2035-36	94	98	98	97	102	105	-	-	-	594

Project start-up would depend on DEC and GNB approval

Year 1 Estimated new school construction
Year 2
Year 3
Year 4 (depending on start time)

Say 600

Grandfathering for Boundary Changes at Hanwell Park Academy and Priestman Street Elementary School

Review of 10-year planning horizon

Projections used for school design in review

Scenario 3: New K-5 School

- After adding the K-5 projections for the active and approved housing development units in the two school catchment areas – the enrollment is projected to grow from 406 to 594 in 2035-36.
- It has been assumed that grandfathering of the school boundary changes would be made for students already at the schools (so they do not have to switch schools). Assume the earliest construction period at 5 years.
- With a projected enrollment of 600 students, the new K-5 school would exceed the maximum EECD Planning Guidelines sizing recommendation of 500 students at an elementary school. However, it should be noted there are comparable sized K-5 schools within New Brunswick.
- For comparison, based on 2024-25 school statistics, GNB had 88 K-5 schools. Of these, seven were larger than regular sized schools. The seven largest K-5 schools in 2024-25 for size comparison:
 - Lou MacNarin School (838)
 - École Anna-Malenfant (674)
 - Evergreen Park School (651)
 - École Claudette-Bradshaw (642)
 - New Maryland Elementary School (543)
 - Seaside Park Elementary School (526)
 - Riverview East School (504)
- The average student enrollment at the 47 regular sized K-5 schools in New Brunswick was 335.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Based on ASD-W software projections and housing construction plans, a new K-5 school would be sized for 342 English Prime and 252 EFI students

Assume grandfathering for EFI program(2030-31):

Year	Projected Enrollment	K	G1	G2	G3	G4	G5	After Grandfathering
2030	243		-3	-3	-2	-2	-1	232
2031	246			-3	-3	-2	-3	235
2032	245				-3	-3	-3	236
2033	244					-3	-3	238
2034	249						-4	245

Grandfathering notes based on the earliest construction period:

Same assumptions as the previous page.

Early French Immersion (EFI) Projections After Grandfathering:

New K-5 Projections (Early French Immersion Program)											
Year	K	1	2	3	4	5	6	7	8	Total	
2025-26	0	33	25	47	36	40	-	-	-	181	
2026-27	0	41	31	25	48	36	-	-	-	181	
2027-28	0	47	42	31	26	48	-	-	-	194	
2028-29	0	49	48	42	33	26	-	-	-	198	
2029-30	0	46	50	48	43	33	-	-	-	220	
2030-31	0	44	47	49	49	43	-	-	-	232	
2031-32	0	47	45	45	50	48	-	-	-	235	
2032-33	0	49	48	44	46	49	-	-	-	236	
2033-34	0	50	50	46	45	47	-	-	-	238	
2034-35	0	52	52	48	48	45	-	-	-	245	
2035-36	0	55	53	49	48	47	-	-	-	252	

Grandfathering for Boundary Changes at Hanwell Park Academy and Priestman Street Elementary School

Review of 10-year planning horizon

Projections used for school design in review

2035-36 English Prime Projections:

Year	K	1	2	3	4	5	6	7	8	Total
2035-36	94	43	45	48	54	58	-	-	-	342

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Scenario 3: New K-5 (600) to replace both schools – School is proposed to have 32 classrooms based on the historical split between English Prime and EFI

		New K-5 Garden Creek and Kingsclear Community schools and Bishop Drive Area - 2035-36 Enrollment Projection									Space Requirements	
Grades	Size Limit	French Immersion					English Prime			Total	Class Rooms	Maximum Capacity
		EFI				LFI						
K	21	0					19	19	19	57	3	63
	21	0					19	18		37	2	42
1	21	19	18	18			15	14	14	98	6	126
2	21	18	18	17			15	15	15	98	6	126
3	26	24	24				18	18	17	101	5	130
4	28	24	24				19	19	19	105	5	140
5	28	24	23				19	19	19	104	5	140
6	28									0	0	0
7	29									0	0	0
8	29									0	0	0
							Total:			600	32	767
							Projected Utilization:			78.2%		

Construction of a new K-5 (600) to replace both schools

- The size of the school is based on the highest projected enrollment year during the 10-year planning horizon (2035-36). With the planned new housing construction in the school catchment areas, the enrollment was projected to be 600.
- It was assumed that the Late French Immersion program would remain at George Street Middle School, as it is in the current state.
- Based on the historical split between the English Prime and Early French Immersion programs, the maximum capacity of the new school is 767 students, while the functional design capacity is 600 students (78% utilization).
- The new school would exceed the size specification for K-5 schools in the EECD standards (200 to 500 students).

Scenario 3: Class “D” estimate*: \$59.9M* would be required for the construction of a new K-5 school to replace Garden Creek and Kingsclear Community schools

The new school would exceed the size specification for K-5 schools in the EECD standards (200 to 500 students), and it would be designed to accommodate 600 students in 32 classrooms. (Maximum occupancy based on the grade configuration of the 32 classrooms – 767 students.)

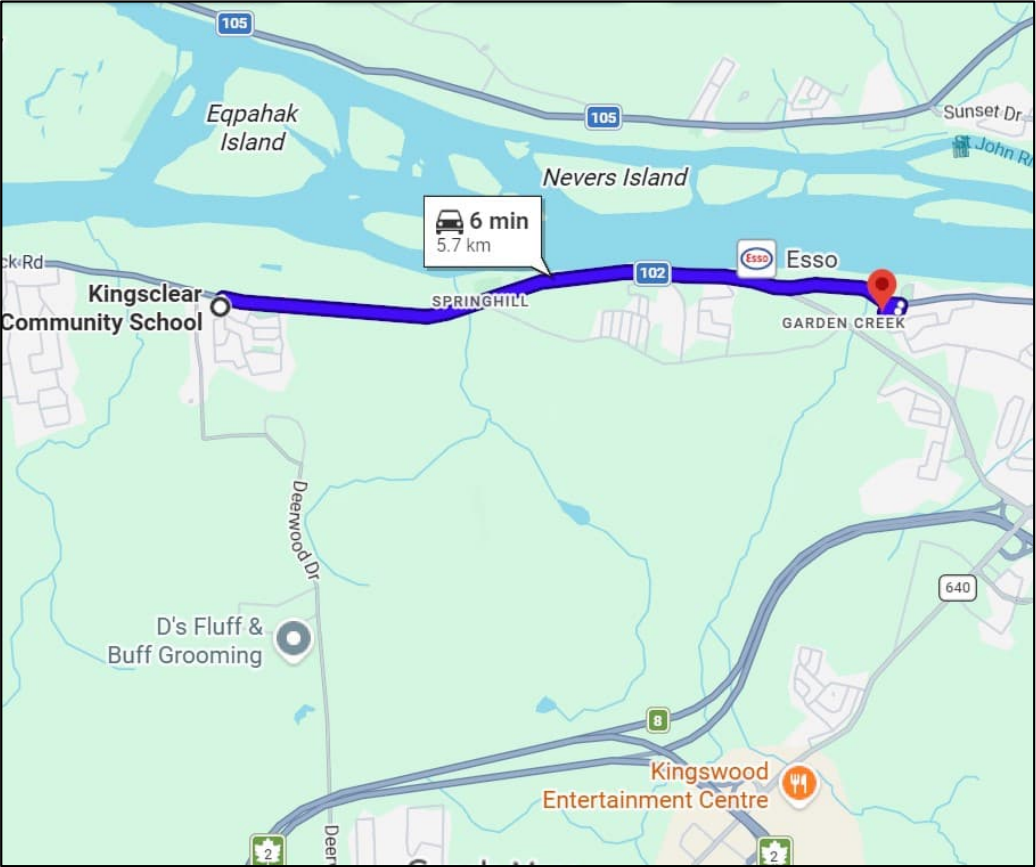
School levels:	K-5
Number of students:	600
Spaces - Area (M ²)	
General - including 32 classes and related spaces	2,830
Specialized education (music, performing art)	220
Physical education and recreation (double gym, 2 multi-purpose)	1,454
Technological education (Middle School technology)	-
Business studies	-
Family studies	-
Student services	554
Library/common learning areas	260
Cafeteria - Multipurpose meeting place and food service	542
Staff center and rooms	128
Administration	108
Custodial	60
<i>Sub-total</i>	6,156
+ Services and systems	2,770
Total Area (M²)	8,926
x <i>Estimated construction costs (\$4,626/M²) (in millions)</i>	\$ 41.3
+ <i>Civil costs (assume \$5M, 2024-25 average)</i>	\$ 5.0
x <i>Soft costs (25%)</i>	\$ 11.6
+ <i>Estimated land cost</i>	\$ 2.0
= TOTAL CONSTRUCTION COSTS (\$ Millions)	\$59.9

- EECD standards recommend a site size of approximately 24.0 acres for a school of this size (Note: in urban areas, site size may be reduced when land is at a premium and/or existing community field/facilities are used offsite).
- A total of \$1.33M would be removed from the deferred maintenance list for the two school closures. The list of projects and estimated costs is not considered a full comprehensive list.
- The new school footprint of 8,926 m² would be 4,964 m² larger than the two existing schools.
- The closure of Garden Creek School would eliminate three modular classrooms.

*Note: These cost estimates for class “D” (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs provided by EECD. These estimates should be adjusted by the EECD infrastructure team when designing a new school. Land purchase costs could vary greatly depending on location and civil costs are influenced by the topography/geology of the site chosen.

Source: EECD Planning Guidelines for Educational Facilities, and School Physical Plant Review (Deferred Maintenance, December 2025).

Scenario 3: For the new K-5 school with a section of Kingsclear and Garden Creek, the average travel time of the KCS students would be increased up to 7 minutes



For comparison: the furthest student currently travelling to Garden Creek School from the Kingsclear catchment area for EFI resides in Upper Kingsclear. This is 23.2 km away from Garden Creek and takes 20 minutes to drive.

Routes between schools	KM	Min
Kingsclear – Garden Creek	5.7	6
Total	5.7	6
Via: Woodstock Road.		

Community (Direction relative to GCS)	KCS		GCS	
	KM	Min	KM	Min
West – Kingsclear FN	7.9	7	13.3	13
West – Lower Kingsclear	6.6	5	12.1	11
West – Island View	3.9	3	9.4	9
West – Fredericton	1.8	3	4.6	6
Average for all bussing	2.3	3	7.3	7

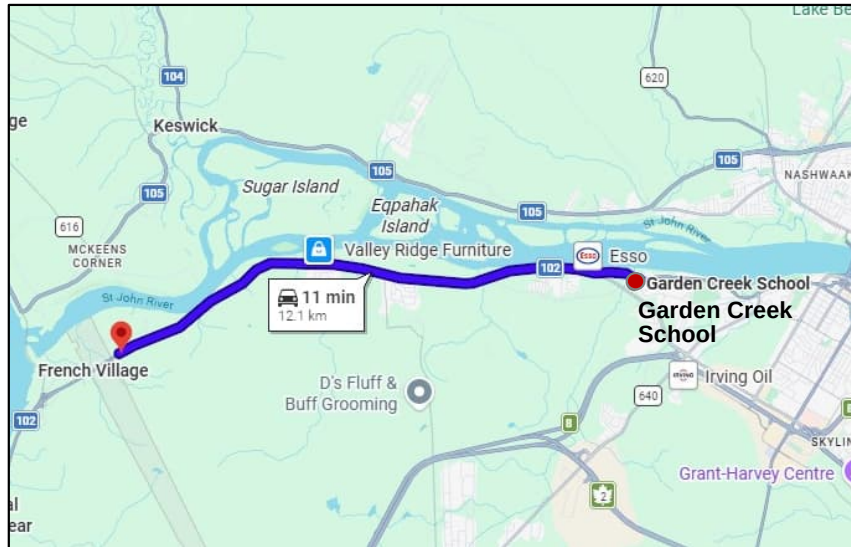
KCS – Furthest students currently bussed to Kingsclear Community School from the section included within the new school boundary
GCS – If students moved to a new school near Garden Creek School

Note: This is travel time, which excludes time for any stops
See the following page for the google maps of the commutes

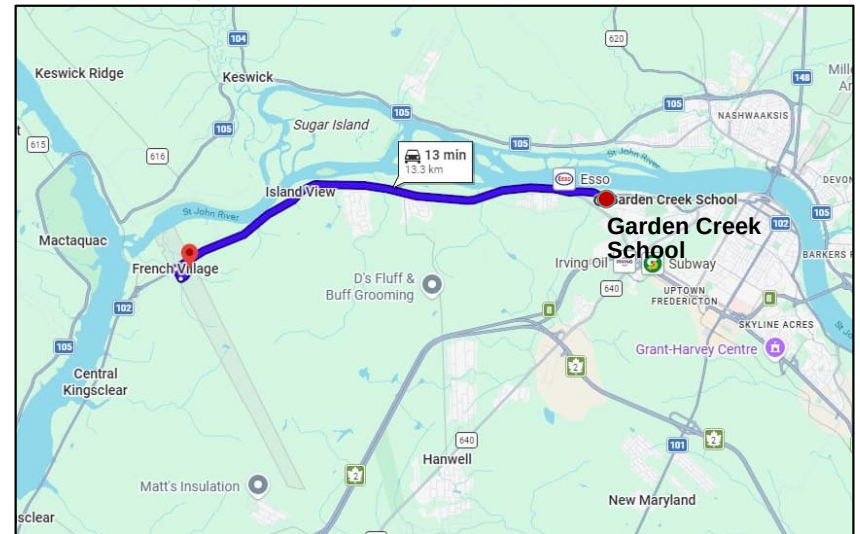
Source: ASD-W BusPlanner, Google Map.

Students who take the EFI program from the Kingsclear Community School catchment area are already attending Garden Creek School

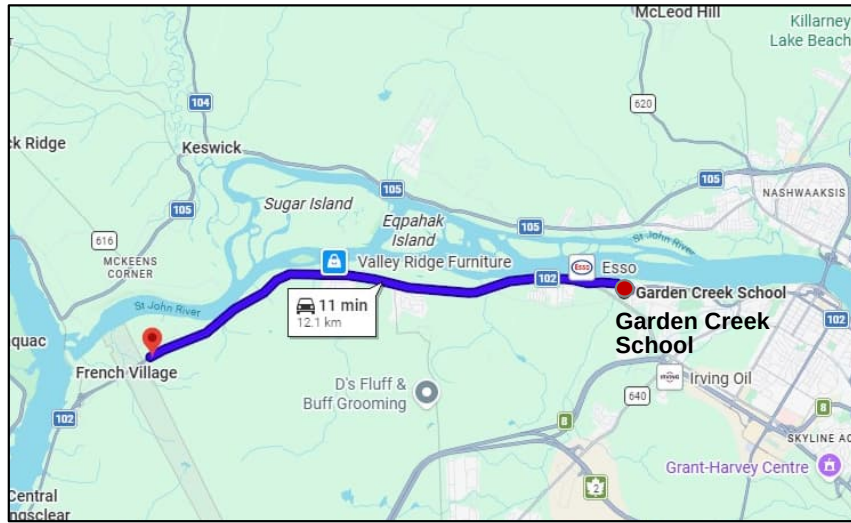
West – Lower Kingsclear



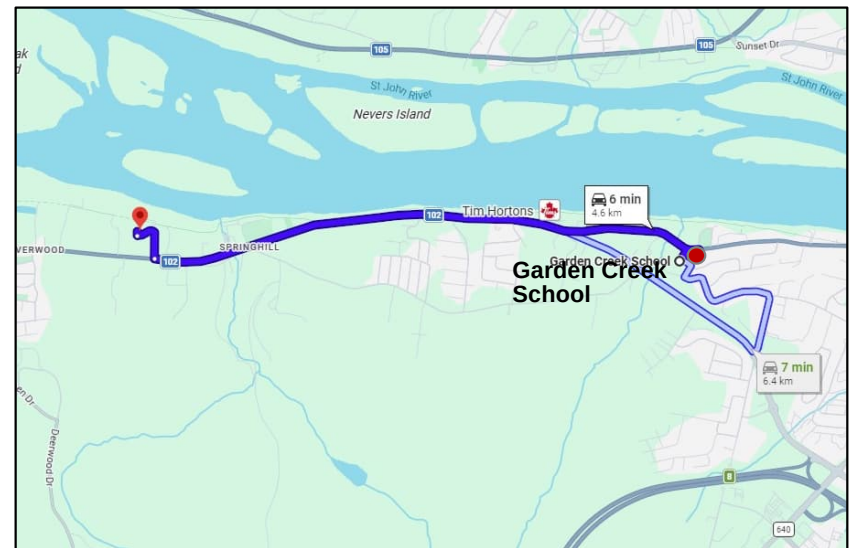
West – Kingsclear First Nation



West – Island View

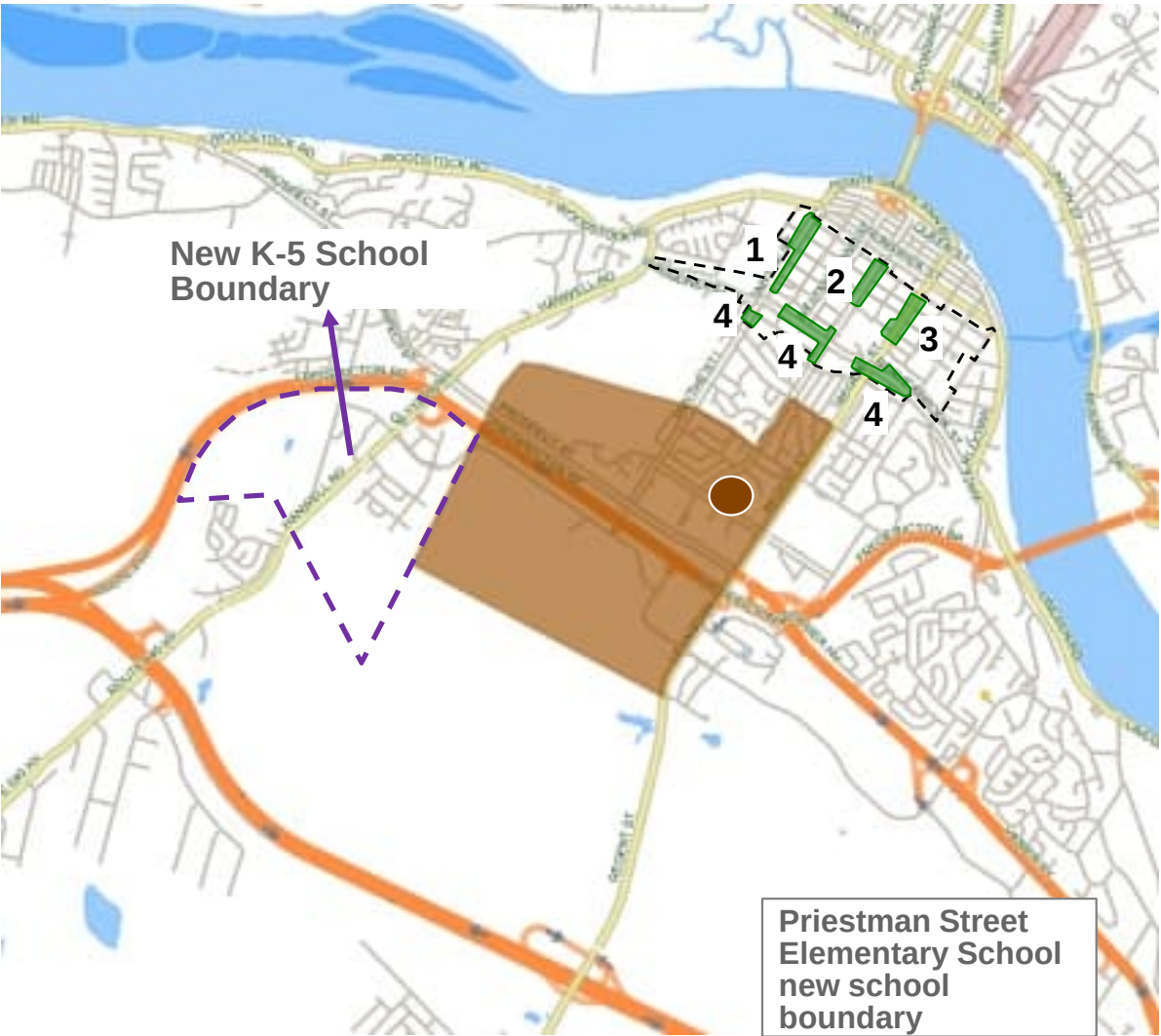


West – Fredericton



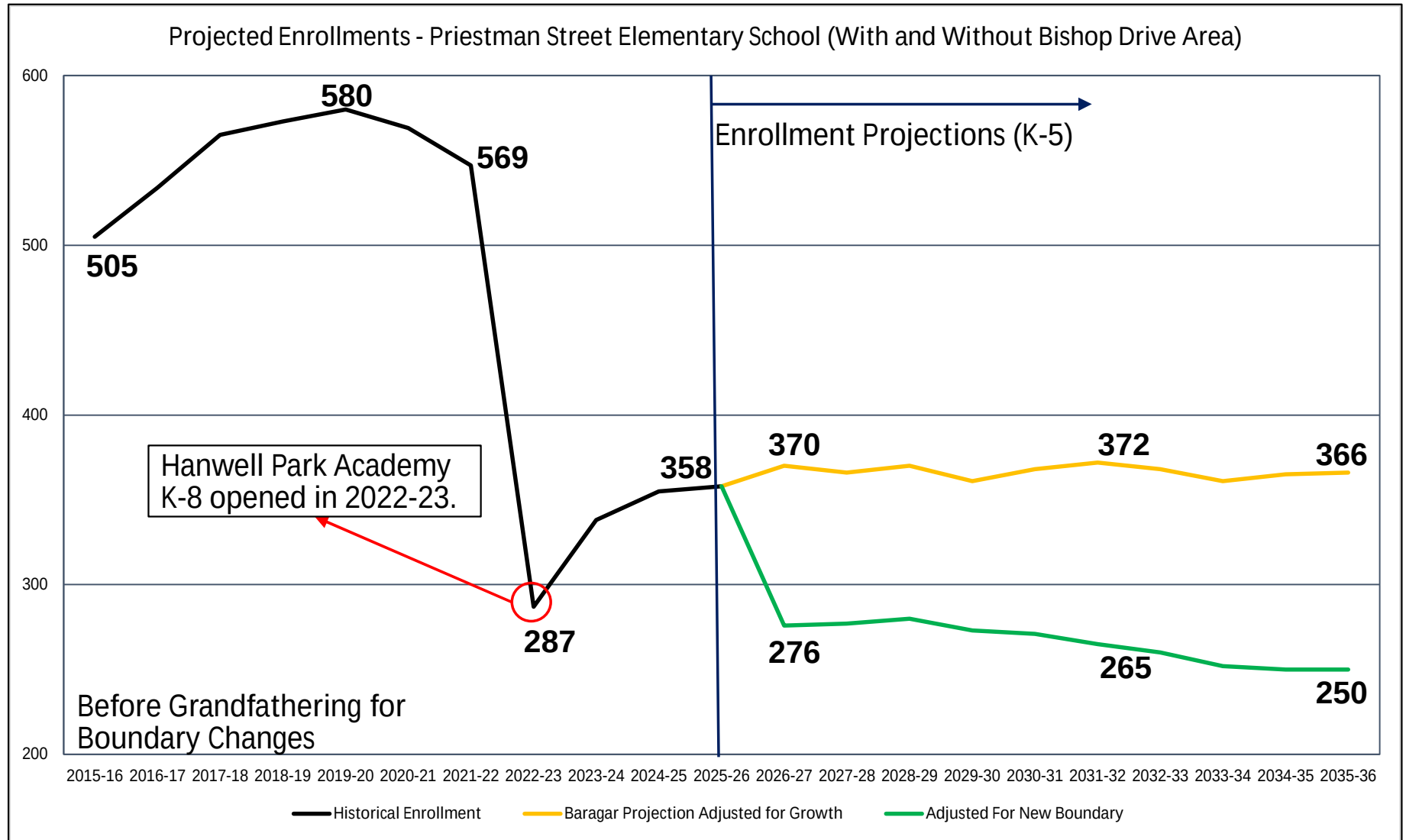
Source: ASD-W BusPlanner, Google Map.

In scenario 3, the Bishop Drive area of the Priestman Street Elementary boundary is proposed to be included in the new K-5 (leaving space for potential future boundary changes)



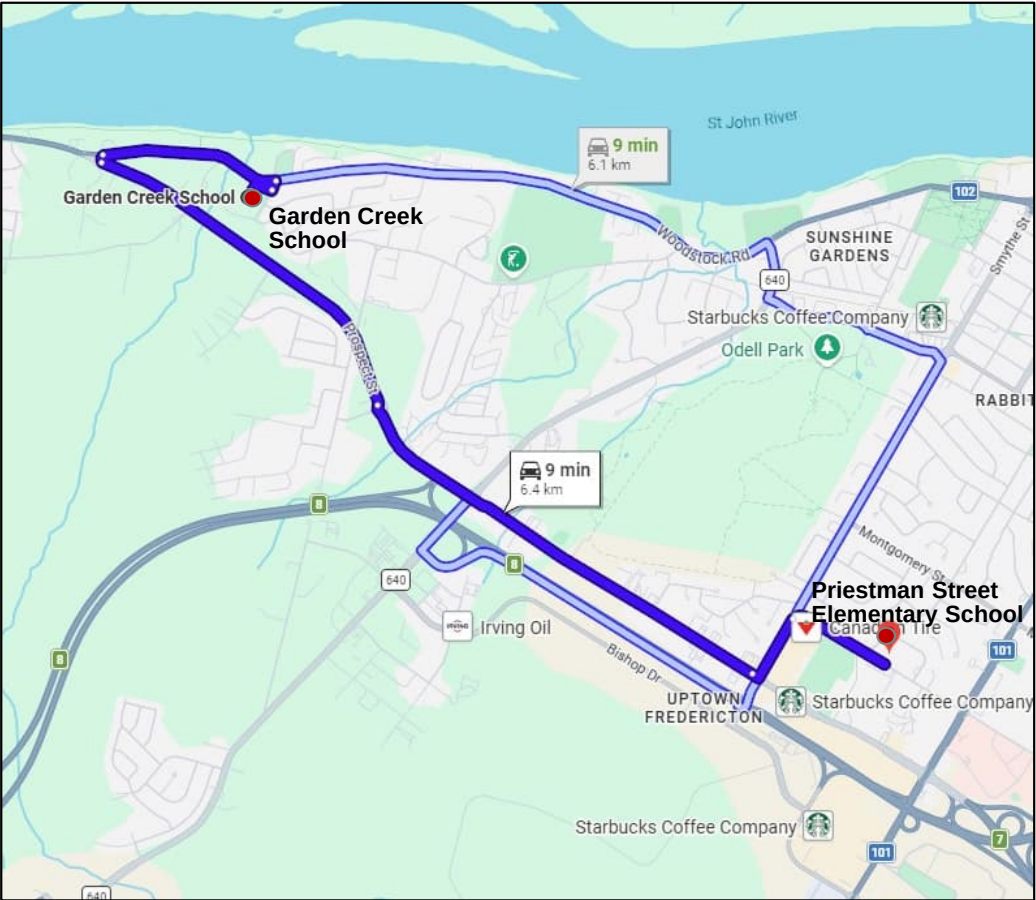
Sources: BusPlanner (2025-26 data), Farley, Sam*, *Fredericton Council Passes Higher-Density Housing Plan for Downtown Area – Select Corridor Streets Will Be Larger Developments Encouraged*. CBC News, October 15, 2025.

After removing Bishop Drive from Priestman Street Elementary School, the enrollment would drop below 2022 levels allowing for potential boundary changes



Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.

Scenario 3: For the new K-5 school for Garden Creek with the Bishop Drive area, the average travel time of the PSE students would be increased up to 1 minute



Routes between schools	KM	Min
Priestman – Garden Creek	6.4	9
Total	6.4	9
Via: Prospect Street.		

Community (Direction relative to GCS)	PSE		GCS	
	KM	Min	KM	Min
West – Bishop Drive	3.1	6	4.9	7
South – Serenity Lane	3.9	7	5.0	7
South – Red Maple Court	4.2	8	5.3	8
West – Langille Drive	4.0	7	5.2	7
Average for all bussing	3.6	6	5.2	7

For comparison: the furthest student currently travelling to Garden Creek School from the Kingsclear catchment area for EFI resides in Upper Kingsclear. This is 23.2 km away from Garden Creek and takes 20 minutes to drive.

PSE – Furthest students currently bussed to Priestman Street Elementary School from the Bishop Drive area included within the new school boundary
GCS – If students moved to a new school near Garden Creek School

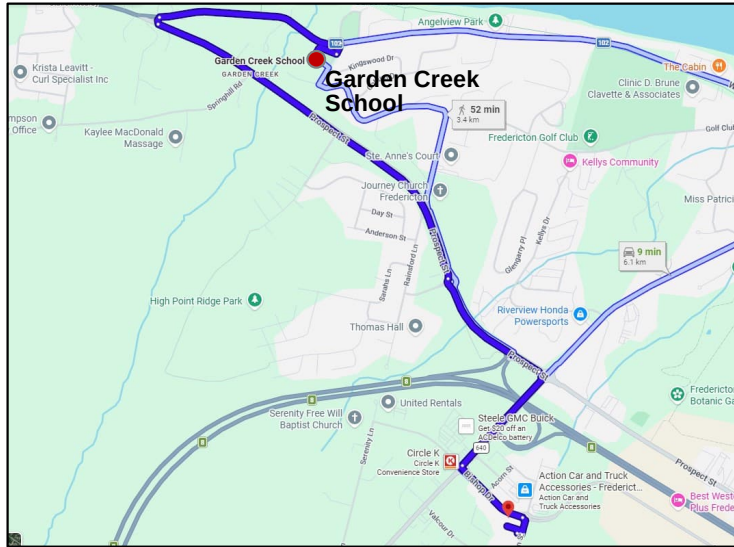
Note: This is travel time, which excludes time for any stops
See the following page for the google maps of the commutes

Source: ASD-W BusPlanner, Google Map.

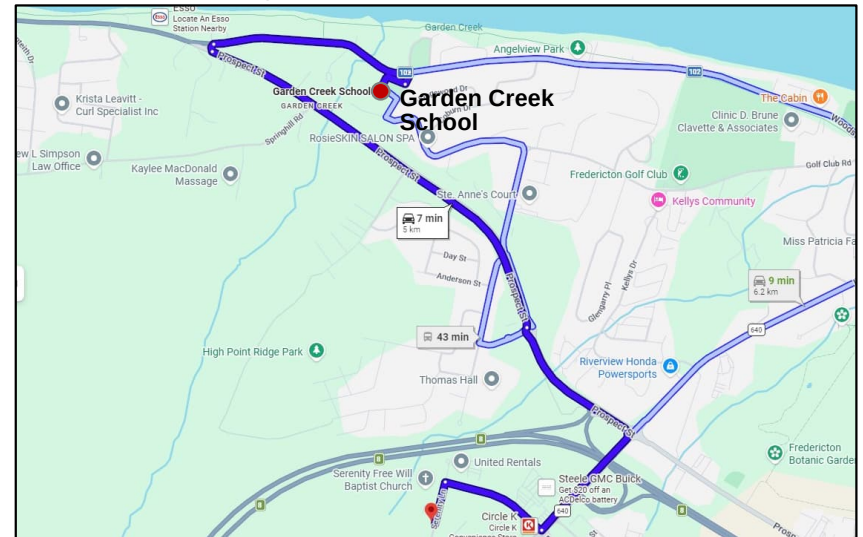


Scenario 3: on average, the Bishop Drive area is 1.6 km further from the current Garden Creek School location than it is from Priestman Street Elementary

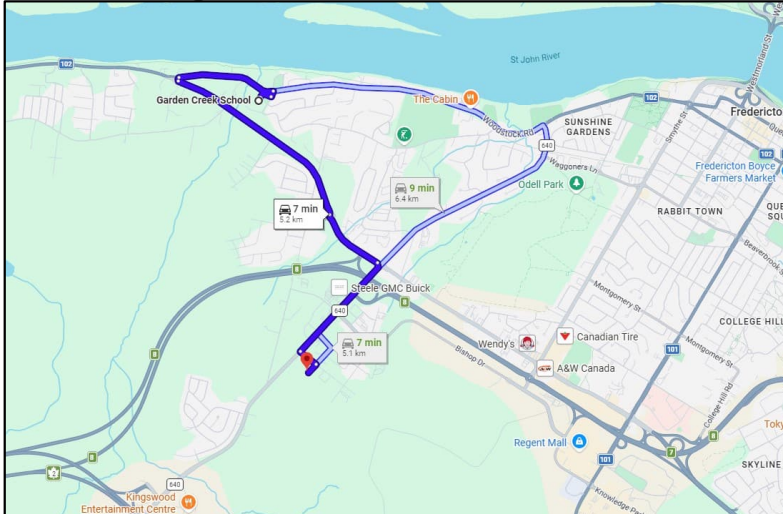
West – Bishop Drive



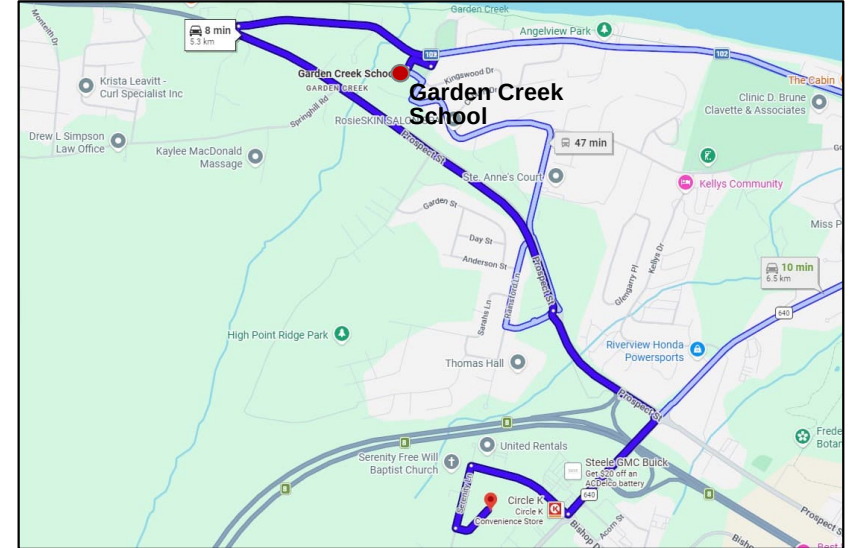
South – Serenity Lane



West – Langille Drive

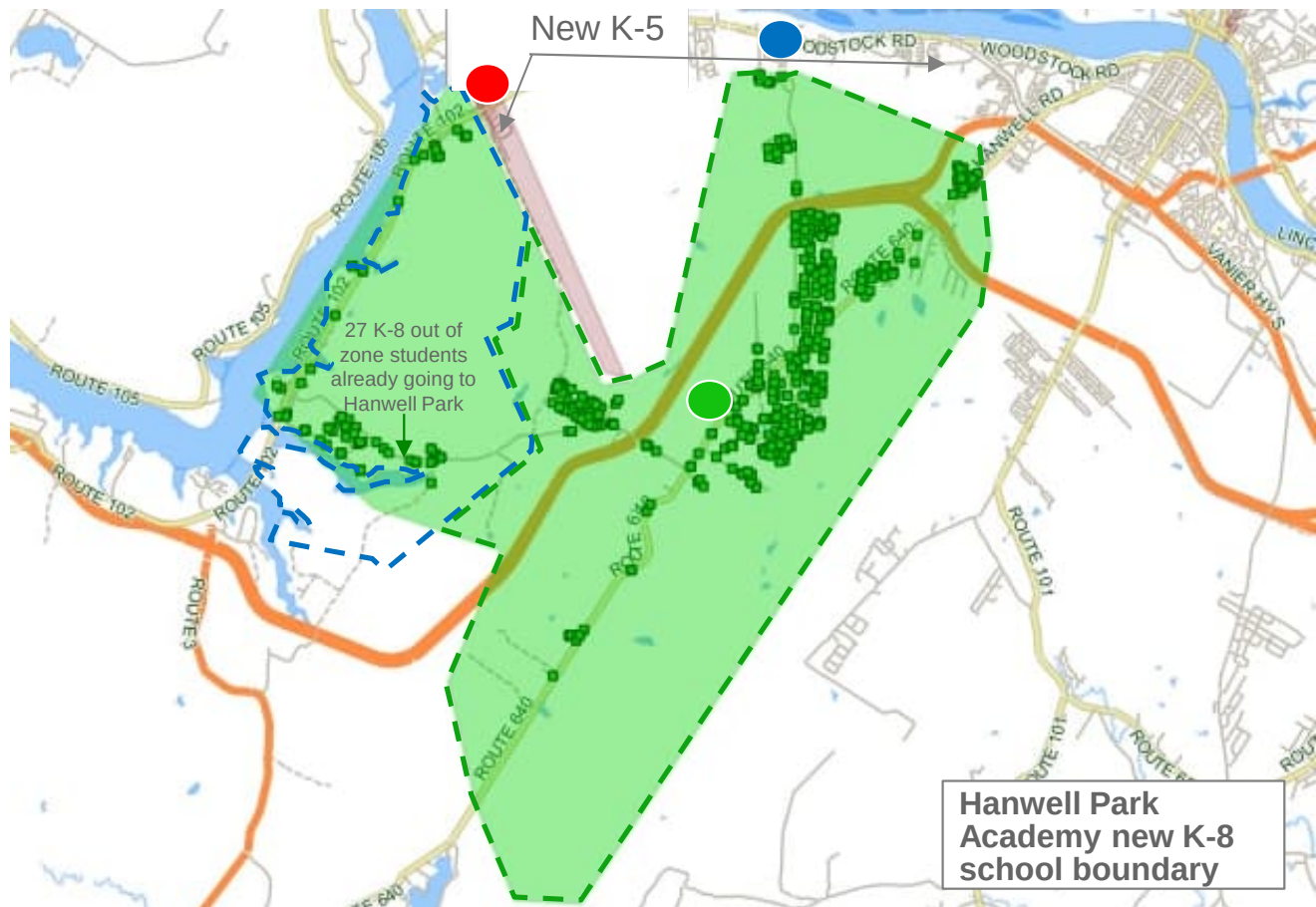


South – Red Maple Court



Source: ASD-W BusPlanner, Google Map.

In scenario 3, the southern portion of the Kingsclear Community School boundary (including EFI) would go to Hanwell Park Academy (27 K-8 out of zone already go)

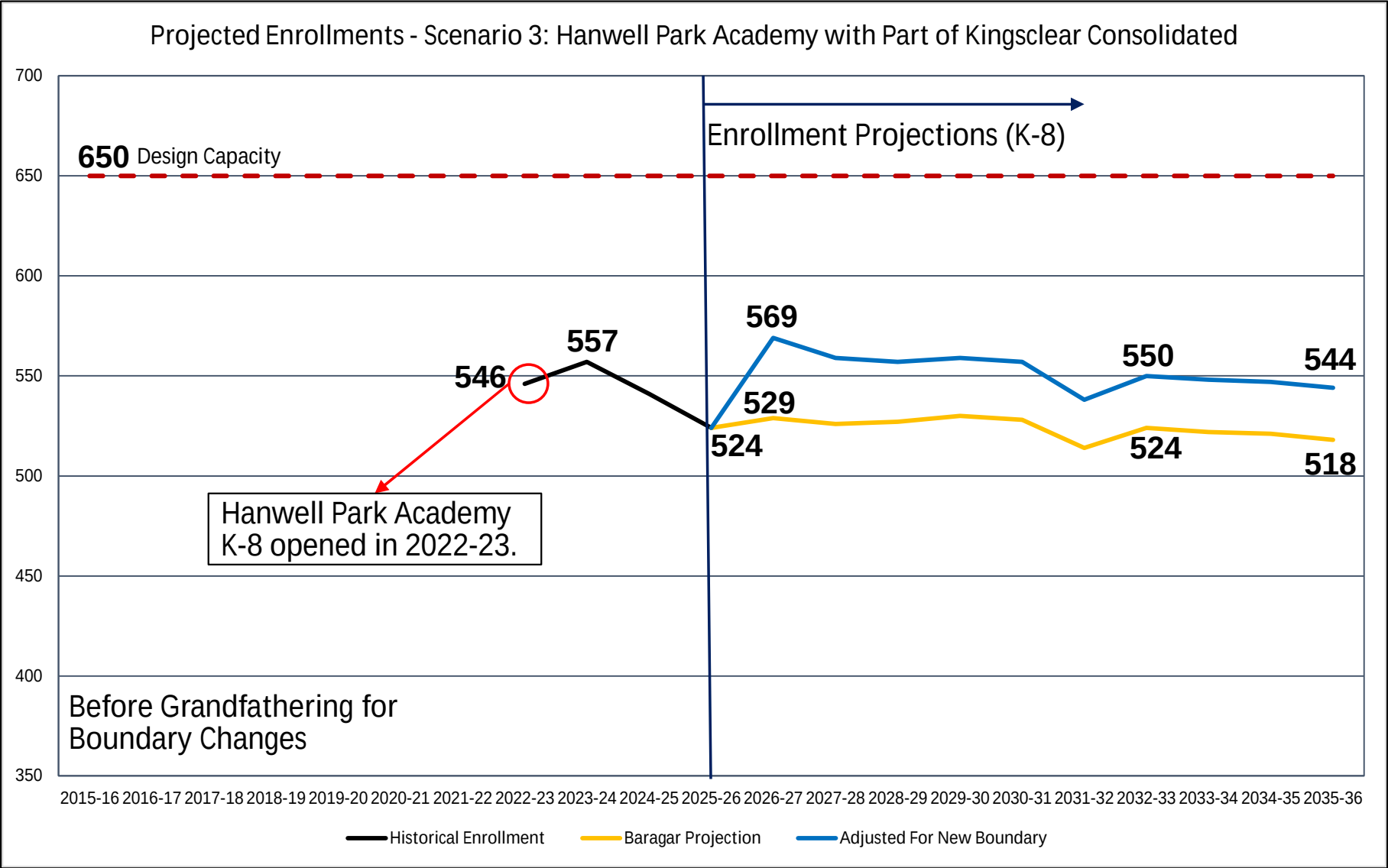


School	Communities Served
Kingsclear portion	- Lower Kingsclear - Upper Kingsclear - Early French Immersion (moving from Garden Creek School in this portion as well)
Current Hanwell Park Academy K-8 portion	- Fredericton - Hanwell - Mazerolle Settlement - Yoho
Walastukw Wolokehkitimok (K4/K-5) (Wulastukw Elementary)	Grades K4/K-5 Kingsclear First Nation Band operated school

Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolokehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would not go to Hanwell Park Academy in scenario 3 (unless they chose to go there out of zone).

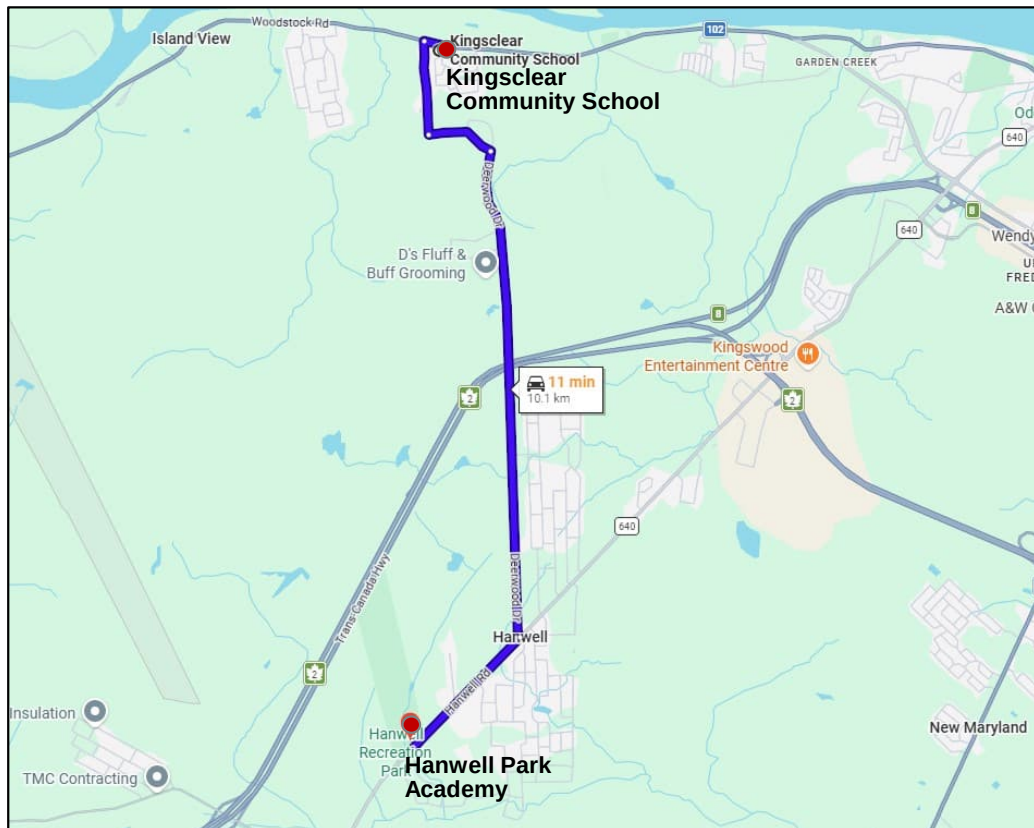
Source: BusPlanner (2025-26 data).

Hanwell Park Academy (design capacity of 650) has enough space for the proposed boundary change in scenario 3



Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.

Scenario 3: For the section of Kingsclear school boundary going to Hanwell Park, the average travel time of the KCS students would be increased up to 1 minute



Routes between schools	KM	Min
Kingsclear – Hanwell Park	10.1	11
Total	10.1	11

Via: Deerwood Drive.

Community (Direction relative to HPA)	KCS		HPA	
	KM	Min	KM	Min
Northwest – Lower Kingsclear	9.1	8	19.0	17
West – Kingsclear	14.8	11	12.8	13
Average for all bussing	15.0	12	12.9	13

KCS – Furthest students currently bussed to Kingsclear Community School from the section included within the new school boundary
 HPA – If students moved to Hanwell Park Academy

Note: This is travel time, which excludes time for any stops

See the following page for the google maps of the commutes

For comparison: the furthest student currently travelling to Hanwell Park Academy resides in Lower Kingsclear. This is 15.8 km away from Hanwell Park Academy and takes 15 minutes to drive.

Additionally, there are already 27 K-8 out of zone students from Kingsclear Community school catchment area that already go to Hanwell Park Academy.

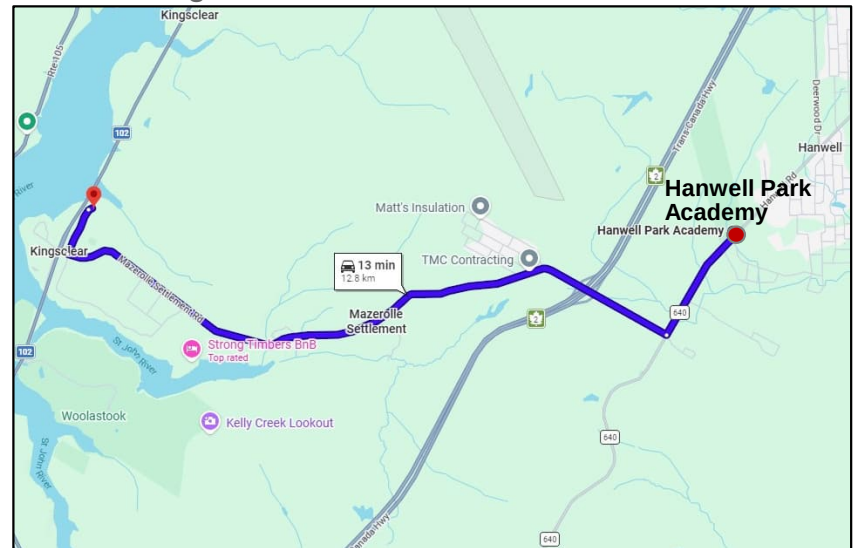
Source: ASD-W BusPlanner, Google Map.

Scenario 3: on average, Upper and Lower Kingsclear are 2.1 km closer to Hanwell Park Academy than it is from Kingsclear Community School

Northwest – Lower Kingsclear



West – Kingsclear



Note: all of the new school boundary from Kingsclear Community School going to Hanwell Park Academy is located to the north and west

Source: ASD-W BusPlanner, Google Map.

Appendix D – Scenario 4 (New K-8 including 6-8 from Keswick and Burtts Corner)



In scenario 4, Garden Creek and Kingsclear schools are replaced with a new K-8 school including 6-8 middle school students from Keswick to reduce students to George Street

New K-8 school boundary

Note*: Keswick Valley Memorial School (K-8) current state: High school students living in section 1 attend Fredericton High School and those living in section 2 attend Nackawic Senior High School.

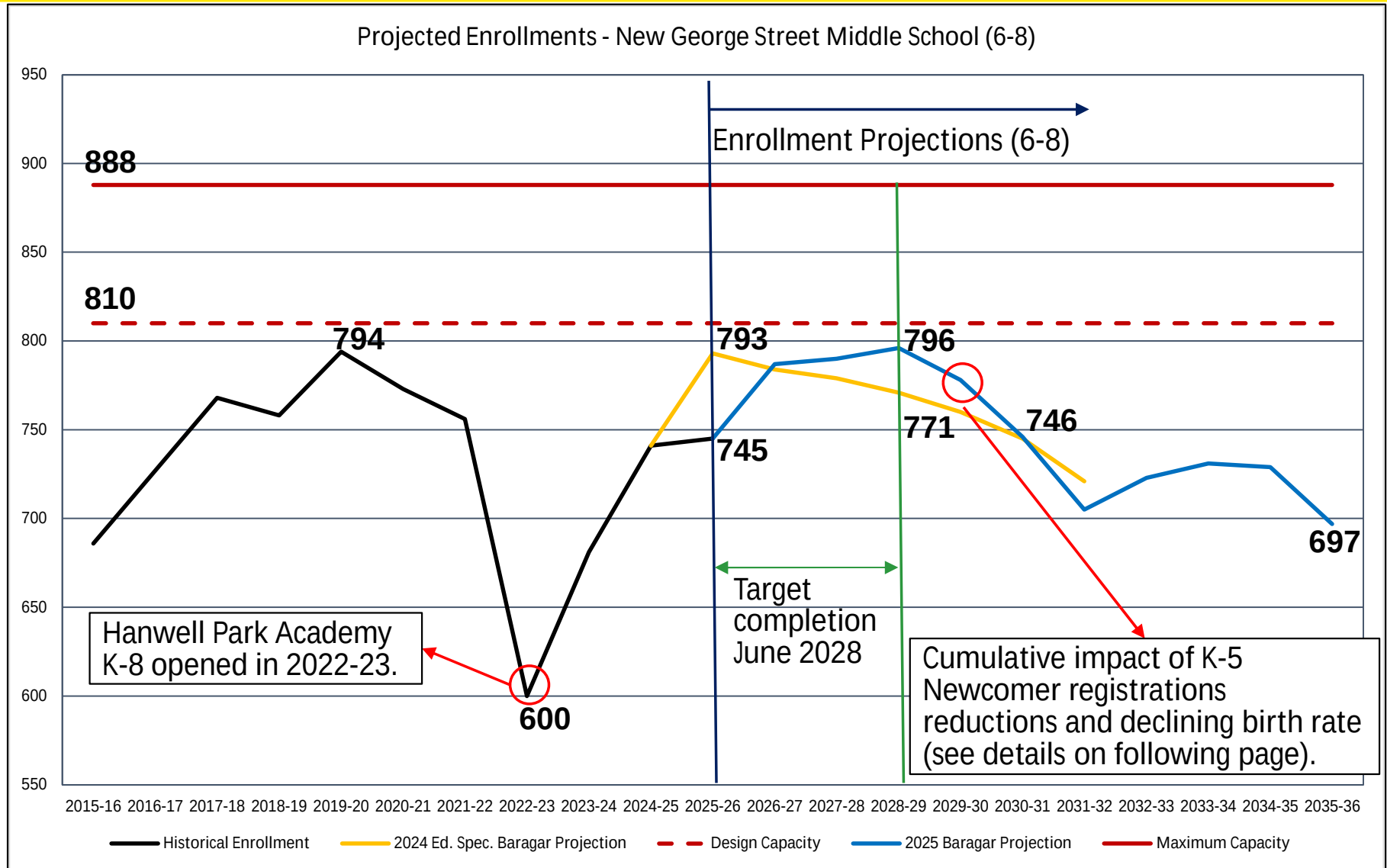
Section 1. To New K-8
Section 2. To Nackawic Middle School

School	Communities Served
 Kingsclear K-8 English Prime	- Fredericton - French Village - Island View - Kingsclear First Nation - Lower Kingsclear - Upper Kingsclear
 Garden Creek K-8 school boundary	- Fredericton - Early French Immersion students from the Kingsclear school boundary
 Keswick Ridge Grades 6-8	- Douglas - Jewetts Mills - Keswick - Keswick Ridge - Mactaquac - Scotch Lake - Scotch Settlement
 Keswick Valley Grades 6-8	Section 1 (to New K-8) - Birdton - Burtts Corner - Keswick Ridge
 Walastukw Wolohehkitimok (K4/K-5) (Wulastukw Elementary)	Grades K4/K-5 Kingsclear First Nation Band operated school

Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolohehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would attend the new K-8 school in scenario 4 for elementary (if they choose to attend a provincial school) and then would attend George Street Middle School for grades 6 to 8.

Source: BusPlanner (2025-26 data).

A new George Street Middle School replacement was approved in the 2024-25 Capital Plan, and the Education Specification (March 2025) has a design capacity of 810



Sources: EECD Policy and Planning Summary Statistics, ASD-W enrollment software – Baragar Systems, EECD – Executive Summary: Education Specifications for the New George Street Middle School (6-8), March 2025, ASD-W Fredericton Newcomer demographics data (December 2025).

Contributing factors in the projected decline in the George Street Middle School enrollments is related to the reduction in NB immigration allocations and birth rate reductions

ASD-W Fredericton Newcomer demographics data (December 2025) – new registrations by year:

Enrollment by Grade	K	1	2	3	4	5	6	7	8	K-5	K-8
2022-23	173	54	54	71	67	61	56	48	72	480	656
2023-24	56	68	63	76	45	72	67	72	74	380	593
2024-25	64	58	52	58	52	50	38	35	38	334	445
Average 2022-24	98	60	56	68	55	61	54	52	61	398	565
2025-26	25	17	21	16	17	14	16	9	21	110	156

Note: 2022-23 was an outlier year for Newcomer kindergarten registrations in 2022-23 with 173 compared to other years. Before the changes in immigration allocation in 2025, the K to 5 new enrollments dropped 21% (-100) in 2023-24 and 12% (-46) in 2024-25. After the decrease in immigration allocation, the K-5 Newcomer registrations dropped by 67% (-224) in 2025-26.

Service New Brunswick, Table 4, Vital Statistics by Cities, Towns and Villages of Over 1,000 Population (2016-2020):

Birth Year	K Enrollment Year	Year Entering Middle School	Fredericton Births
2016	2021-22	2027-28	643
2017	2022-23	2028-29	596
2018	2023-24	2029-30	594
2019	2024-25	2030-31	587
2020	2025-26	2031-32	558

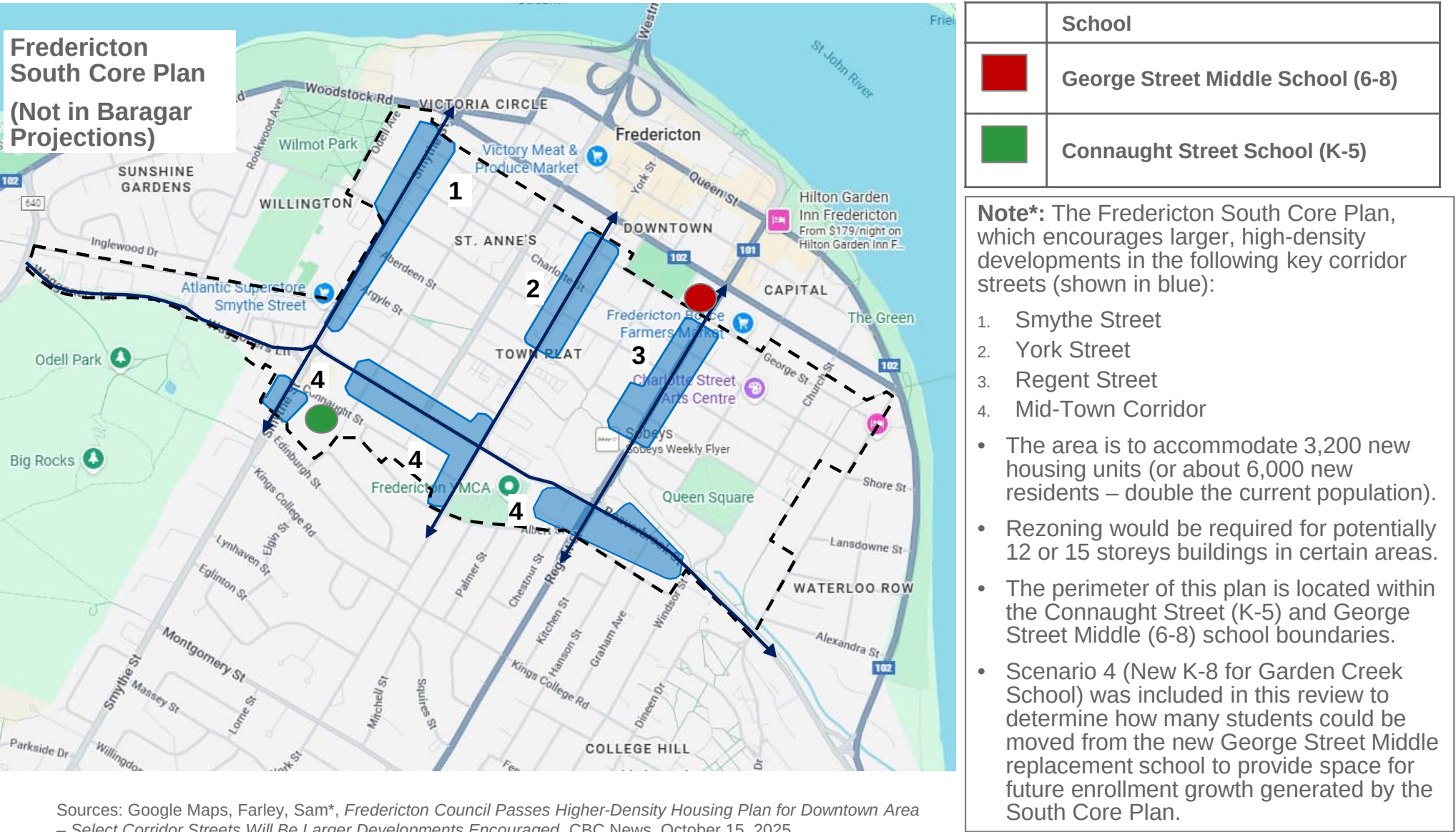
Note: The birth rate dropped by 13% (-85) between 2016 and 2020, impacting the middle school enrollments.

Recent New Brunswick Immigration

- In April 2023, GNB announced the province's immigration allocation from the federal government had increased by 67% from 2022.¹
- In October 2024, the federal government announced it was cutting the projected number of new permanent residents, from 485,000 to 395,000 in 2025, and dropping to 365,000 by 2027. The new plan was to stabilize population growth and the housing market.²
- As a result, New Brunswick's allocated economic immigration spaces under two programs (Atlantic Immigration Program and Provincial Nominee Program) was reduced by 50% (5,500 spaces to 2,750 spaces).³
- In June 2025, GNB announced it had successfully negotiated an increased immigration allocation of 1,500 more than previously announced (allocated to the Provincial Nominee Program).⁴
- The cumulative impact of K-5 Newcomer registrations reductions and declining birth rate start impacting the Middle School enrollment projections after 2028-29 (as seen on the previous page).

Sources: 1. GNB News Release – *Province's Immigration Allocation Increases by 67%, Renewed Immigration Agreement Signed* (April 3, 2023), 2. Major, Darren, *New Immigration Plan Aims to Stabilize Population Growth, Housing Market: Minister*. CBC News, October 24, 2024, 3. Rudderham, Hannah, *Huge Cut to Immigration Will Hurt NB Health Care and Other Sectors, Minister Says*. CBC News, January 20, 2025, and 4. GNB News Release – *Government Negotiates Increased Immigration Allocation* (June 13, 2025).

In October 2025, Fredericton Council approved the City of Fredericton South Core Plan, which encourages larger, high-density developments in the George Street boundary



Potential enrollment impact related to an achievement of the City of Fredericton South Core Plan – new George Street Middle School would exceed its design capacity

The following is a high-level estimate of the potential impact to enrollment in the South Core school catchment areas from the planned development:

Enrollment by Grade	K	1	2	3	4	5	6	7	8	K-5	6-8
Estimate (all children)	65	71	75	65	67	71	68	61	66	414	195
Estimated Francophone	17	19	20	17	18	19	18	16	18	110	52
Estimated Anglophone	48	52	55	48	49	52	50	45	48	304	143

The planned development will take time – as noted by City Councillor Jason LeJeune in October. “The speed will depend on property owners and developers. I expect it will be gradual over time.”¹

Based on the noted assumptions, the New George Street Middle School would have an additional 143 middle students (above the current Baragar projections), after the new construction attracts more people to the South Core from:

- Moving within the city (leaving another school) – e.g. 21.4% (2016 to 2021)³
- Moving from another place within the province – e.g. 14.9% (2016 to 2021)³
- Moving from another province – e.g. 9.7% (2016 to 2021)³
- Moving from outside of Canada – e.g. 9.7% (2016 to 2021)³

Thus, the percentage of Fredericton residents who moved to the census tract between the Census of 2016 and the Census of 2021 was 34.3%.³

The population growth for the Southside of Fredericton was 9.8% (31,839 to 34,949) between the Census of 2016 and the Census of 2021.³

If the projected development growth of 143 (6-8) students from the South Core, plus the 96 from growth in Kingslear/Garden Creek plus the 26 from the Bishop Drive area were added to the 2039-40 Baragar George Street Middle School enrollment projection of 636; the new middle school could potentially grow to:

901 students (111% of its design capacity of 810, or 100.01% of its maximum capacity of 888) – exceeding the school’s functional designed space.

Assumptions

- 3,200 new housing units are constructed over time in the George Street Middle School catchment area per the Fredericton South Core Plan.¹
- Fredericton’s current vacancy rate is <1%.² Assume a 1.03% vacancy rate (approximately 33 units).
- The average household size on the Southside of Fredericton is 2.1.³

- Household Size³:

Percentage	Household Size	Percentage	Household Size
36.3%	One	9.9%	Four
36.6%	Two	4.9%	Five plus
12.4%	Three		

- Estimated number of new people moving to the South Core based on the above assumptions: 6,665 (6,665 people / 3,200 units = 2.1 household size).
- 6.23% of population estimated to be K-5, with another 2.9% being in middle school (6-8).⁴
- 26.6% of residents speak French and it is assumed they will attend the Francophone school system.³

Sources: 1. Farley, Sam, *Fredericton Council Passes Higher-Density Housing Plan for Downtown Area – Select Corridor Streets Will Be Larger Developments Encouraged*. CBC News, October 15, 2025, 2. www.lets-grow-fredericton.ca – Fredericton Housing at a Glance (December 2025), 3. City of Fredericton 2021 Census Profiles (Southside: Tracts 1-8), 4. Statistics Canada. 2021 Census. Fredericton, C [Census subdivision], New Brunswick (table). Statistics Canada Catalogue no. 98-10002201.

Scenario 4 was not deemed viable – as there would be too many students removed from this school boundary affecting the new George Street Middle School project

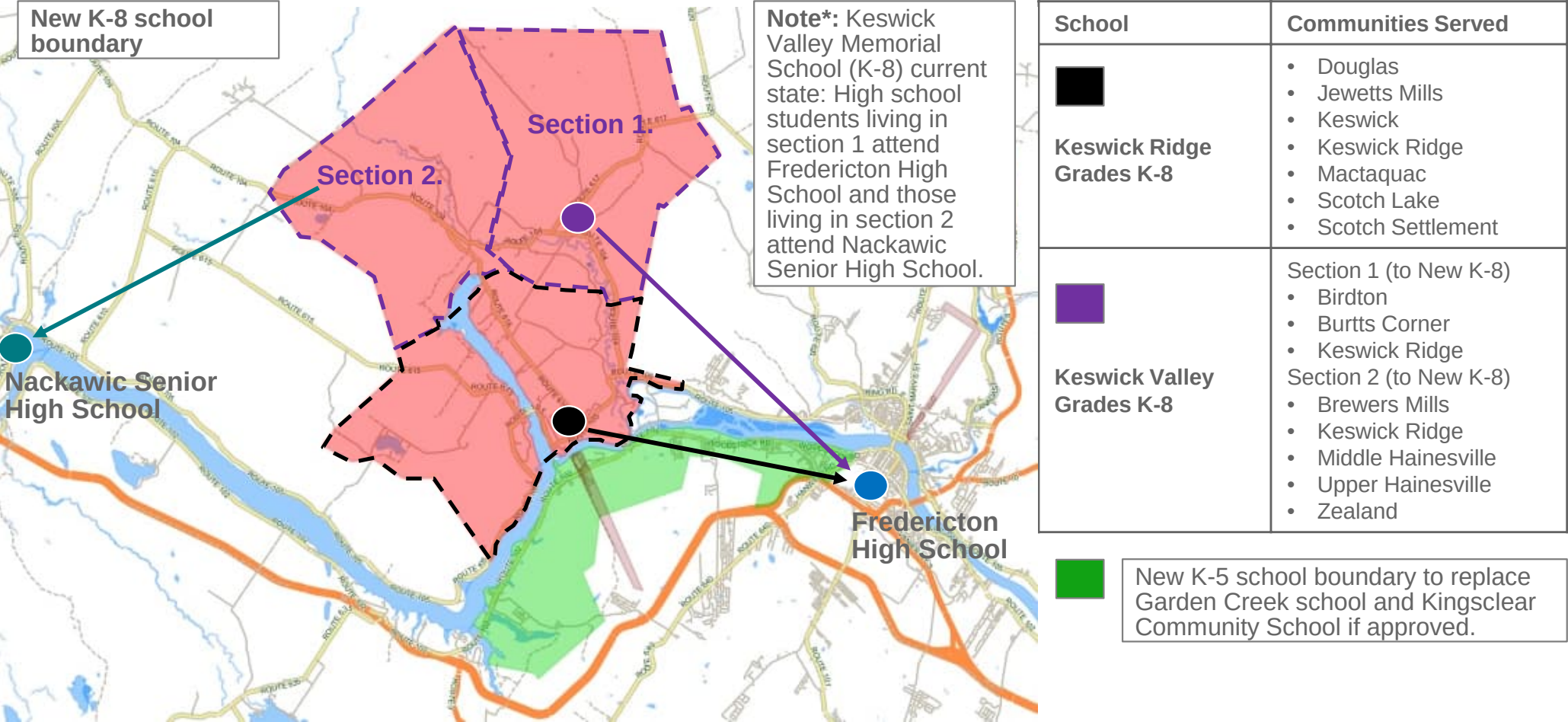
The following table is the number of students grouped by their catchment area that would be removed from George Street Middle School to attend a new K-8 school (Garden Creek replacement) based on 2025-26 enrollments:

Enrollment by Grade	K	1	2	3	4	5	6	7	8	K-5	6-8
Garden Creek Boundary	-	-	-	-	-	-	40	48	45	-	133
Garden Creek EFI from Kingsclear	-	-	-	-	-	-	3	3	4	-	10
Kingsclear Community School Boundary							15	11	21	-	47
Keswick Ridge EFI	-	-	-	-	-	-	5	9	14	-	28
Keswick Valley Memorial School EFI	-	-	-	-	-	-	1	-	3	-	4
Total for New K-8 School	-	-	-	-	-	-	64	71	87	-	222

- The 222 students would be 30% of the current George Street Middle enrollment of 745.
- This would remove too many students from George Street, and it would impact the ongoing design of the new George Street Middle School. Therefore, scenario 4 is not considered a viable solution.
- However, scenario 4b has been included into the long-term planning process to examine the potential of a new K-8 school to replace Keswick Ridge School and Keswick Valley Memorial School.
- The speed and potential growth from the south core plan will have to be monitored and have adjusted in the future.

Source: BusPlanner (2025-26 data).

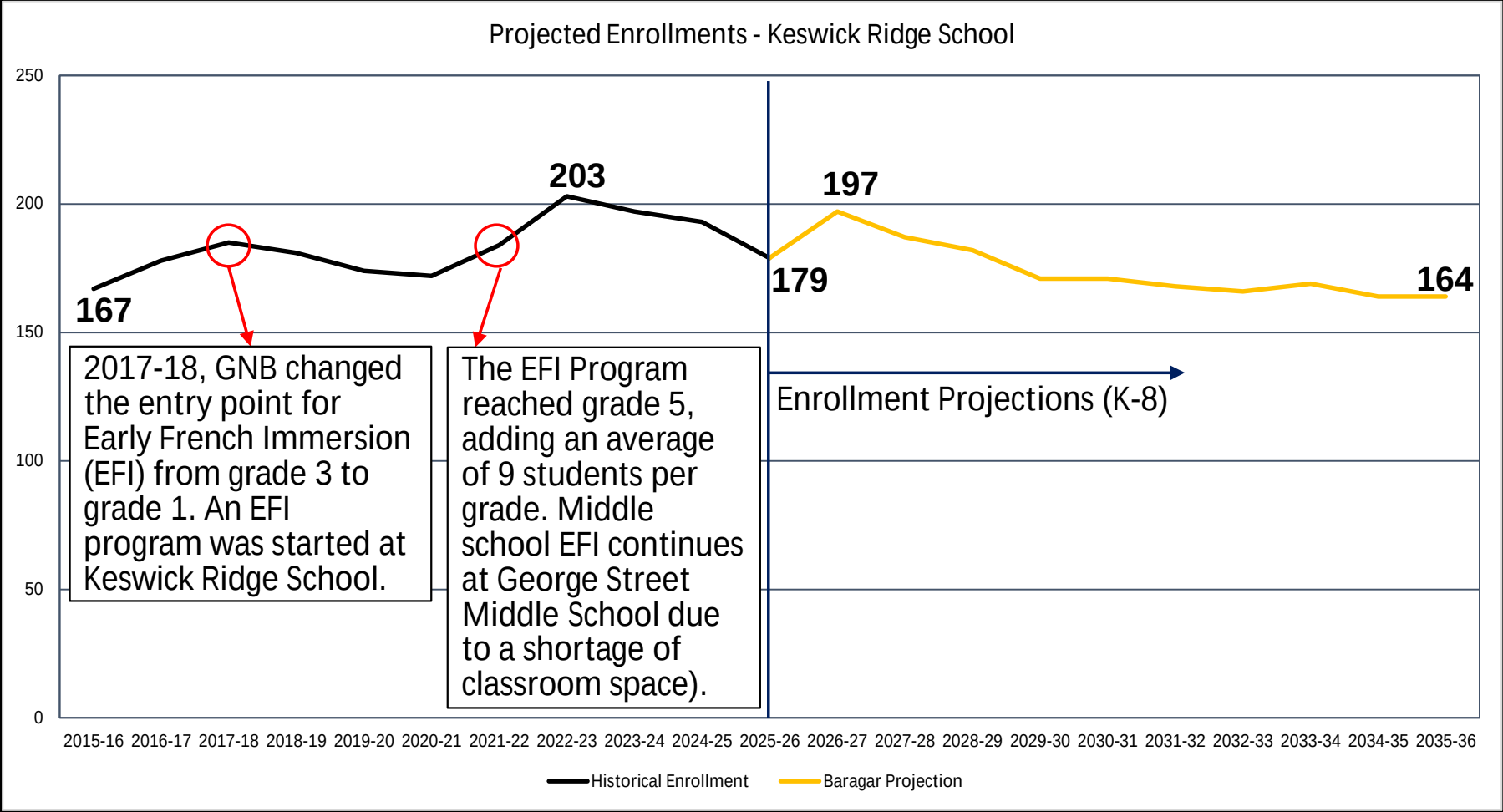
In scenario 4b, Keswick Ridge and Keswick Valley Memorial schools are replaced with a new K-8 school – feeding the same high schools in the current state



Source: BusPlanner (2025-26 data).



Keswick Ridge enrollment grew when an EFI program for grades (1 to 5) was started at the school in 2017; however, enrollments are projected to decline from 2026 to 2035



The average kindergarten enrollment between 2015 and 2025 at Keswick Ridge School was 25 students. Baragar projections indicate that the birth rate has declined and that kindergarten enrollments between 2026 and 2035 will drop to an average of 21 students. Therefore, the enrollment at the school is project to decline.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.



Keswick Ridge School property is 80% (15.8 acres) smaller than the EECD Planning Guidelines recommends and the school is accessible (has a lift)



Keswick Ridge School

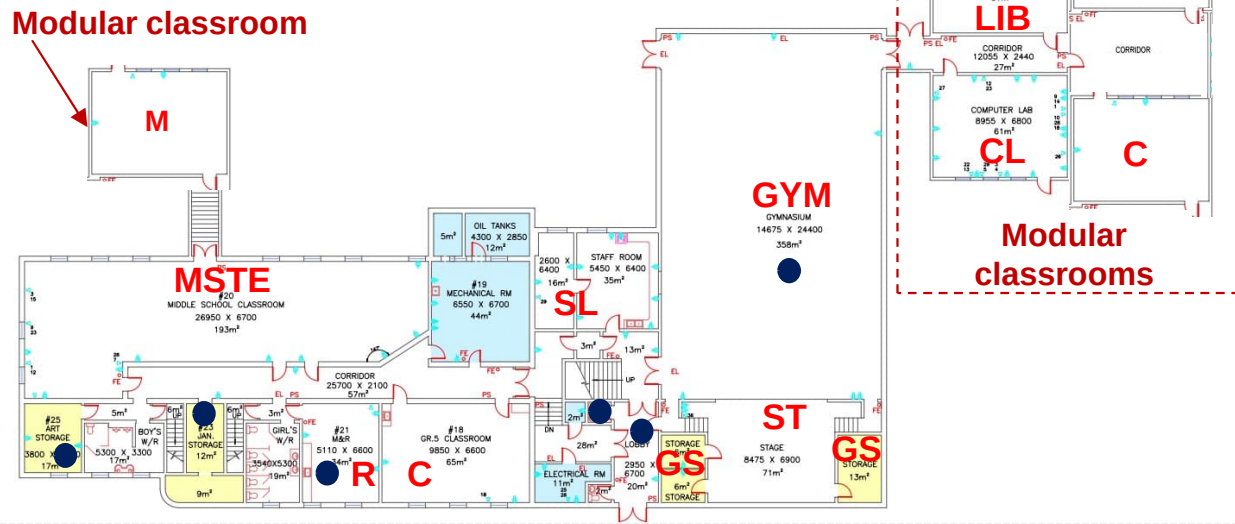
- Keswick Ridge School is located on McKeen Drive in Keswick Ridge.
- This K-8 school was originally built in 1952 and it has 5 modular classrooms attached.
- The school structure is comprised of two floors.
- The size of the school is 2,219 m².
- In 2025-26, Keswick Ridge School has 179 students – which classifies it as a small mixed school (less than 300 students).
- The school property has approximately 4.05-acres of land.
- For comparison, EECD Guidelines recommends a school sized for 179 students be built on 19.8 acres of land (may be reduced when land availability is limited).
- There is a playground on the school property and play/ball fields are located on the lot adjacent to the school.
- The functional capacity of the school is currently 82% (excluding modulars).

Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.

Sources: Google Maps and GeoNB Viewer: <http://geonb.snb.ca/geonb/>, EECD Planning Guidelines for Educational Facilities and District Intelligence on ASDE-W website.

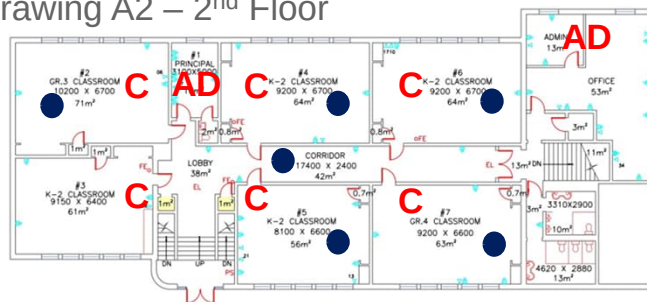
Keswick Ridge School is a K-8 school with 9 classrooms (3 of which are modular classrooms) and the school has \$0.40M on the deferred maintenance list

Drawing A1 – 1st Floor



Symbol	Space classification	Count
C	Classroom K - 8	9
PC	Potential classroom	0
Total classrooms		9
MSTE	Middle school technology education	1
LIB	Library	1
CL	Computer Lab	1
ST	Stage	1
AD	Administration offices	1
M	Music	1
GYM	Gymnasium	1
GS	Gymnasium storage	3
R	Resource	1
SL	Staff lounge	1

Drawing A2 – 2nd Floor

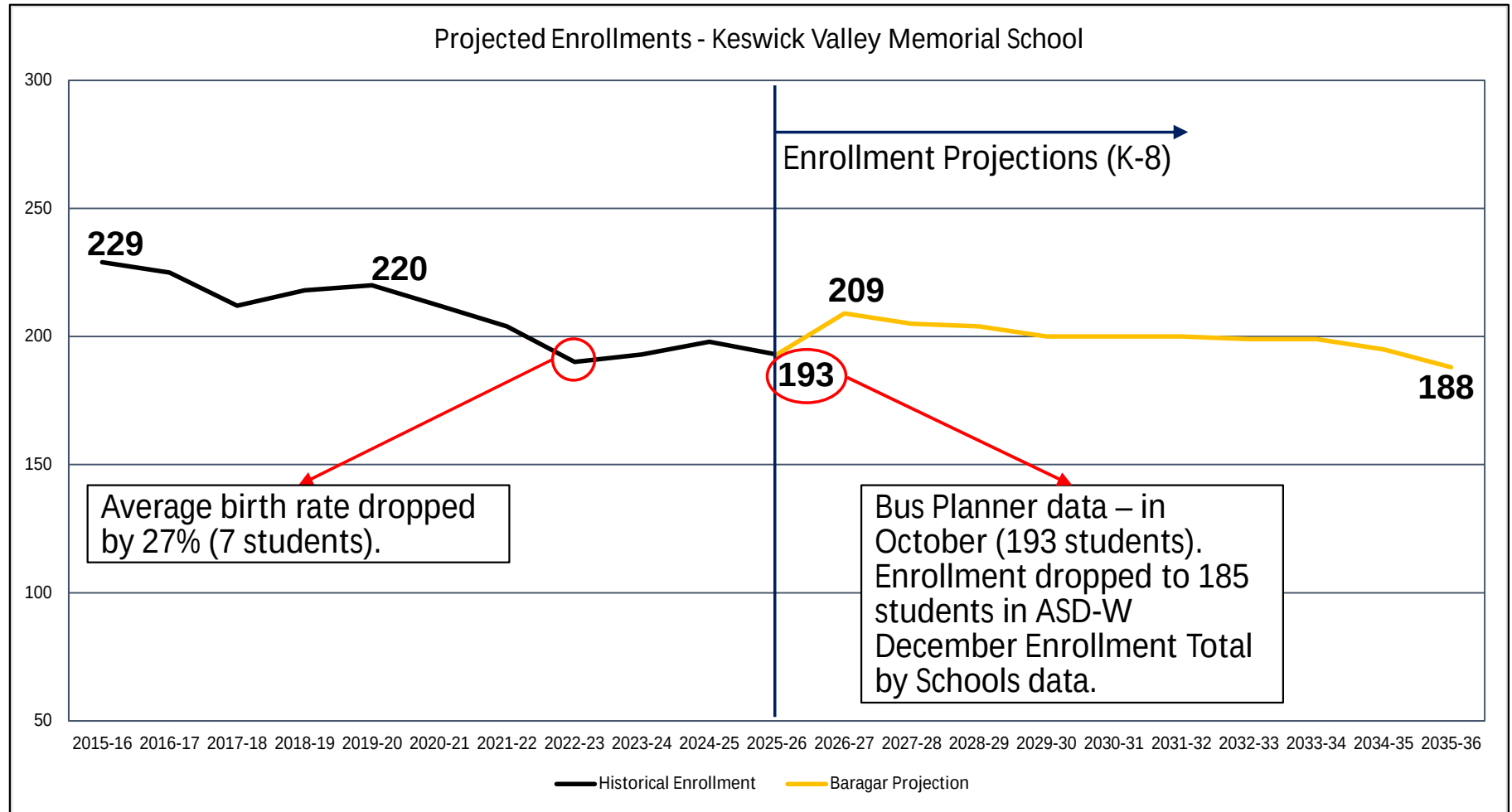


Note 1: The school has a total of \$0.40M on the deferred maintenance list. The list of projects and estimated costs is not considered a full comprehensive list.

- Note 2: ALL-TECH – Asbestos Containing Materials Reassessment Report (Dated December 10, 2025): areas identified with asbestos containing materials. (e.g. wall and ceiling plaster and vinyl floor tiles).

Source: EECD school drawings, ASD-W room information data sheet and School Physical Plant Review (Deferred Maintenance, December 2025).

Keswick Valley Memorial School enrollment is projected to decline from 2026 to 2035 due to declining birth rates



The average kindergarten enrollment between 2015 and 2021 at Keswick Valley Memorial School was 26 students. The average then dropped to 19 students between 2022 and 2025 (27% reduction). Baragar projections indicate that the kindergarten enrollment will increase back up to 24 between 2026 and 2029 and then decline to an average of 20 students out to 2035. Therefore, the enrollment at the school is project to decline.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.

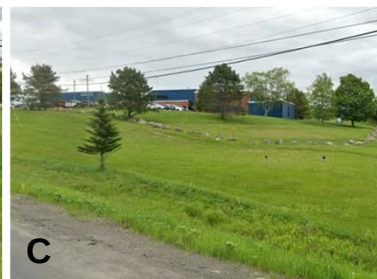
Keswick Valley Memorial School property is 61% (12.1 acres) smaller than the EECD Planning Guidelines recommends and the school is accessible (has elevator)



Keswick Valley Memorial School

- Keswick Valley Memorial School is located near the intersection of Route 617 and Route 104 in Burt's Corner.
- This K-8 school was originally built in 1951 and it does not have any modular classrooms attached.
- The school structure is comprised of two floors.
- The size of the school is 6,400 m².
- In 2025-26, Keswick Valley Memorial School has 185 students – which classifies it as a small mixed school (less than 300 students).
- The school property has approximately 7.83-acres of land.
- For comparison, EECD Guidelines recommends a school sized for 185 students be built on 19.9 acres of land (may be reduced when land availability is limited).
- There is a play field on the school property.
- The functional capacity of the school is currently 48% (excluding any modulares).

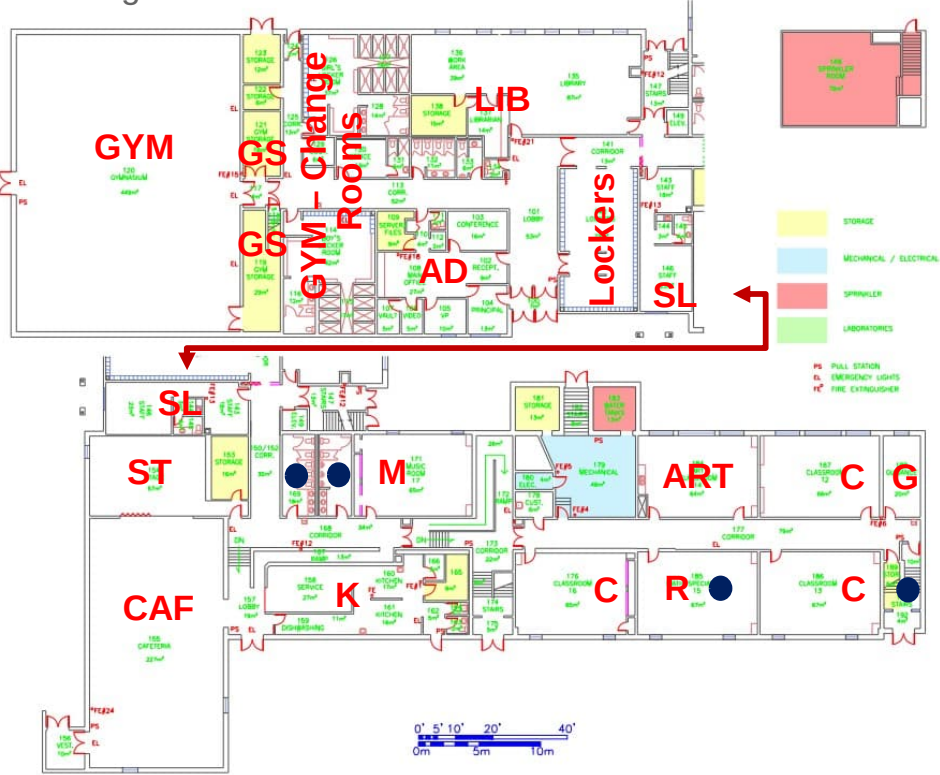
Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.



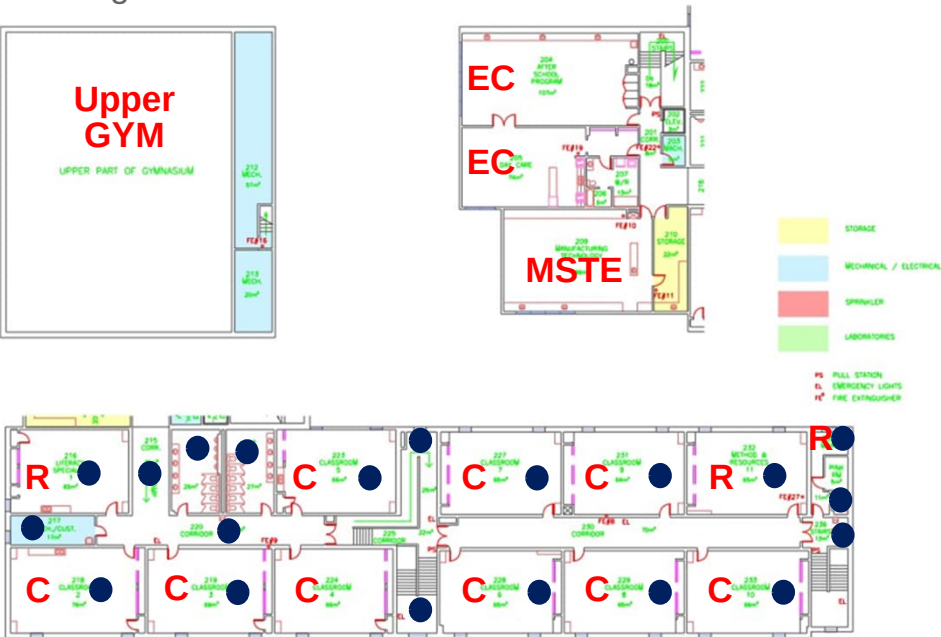
Sources: Google Maps and GeoNB Viewer: <http://geonb.snb.ca/geonb/>, EECD Planning Guidelines for Educational Facilities and District Intelligence on ASDE-W website.

Keswick Valley Memorial School is a K-8 school with 12 classrooms and the school has \$0.82M on the deferred maintenance list

Drawing A1 – 1st Floor



Drawing A2 – 2nd Floor



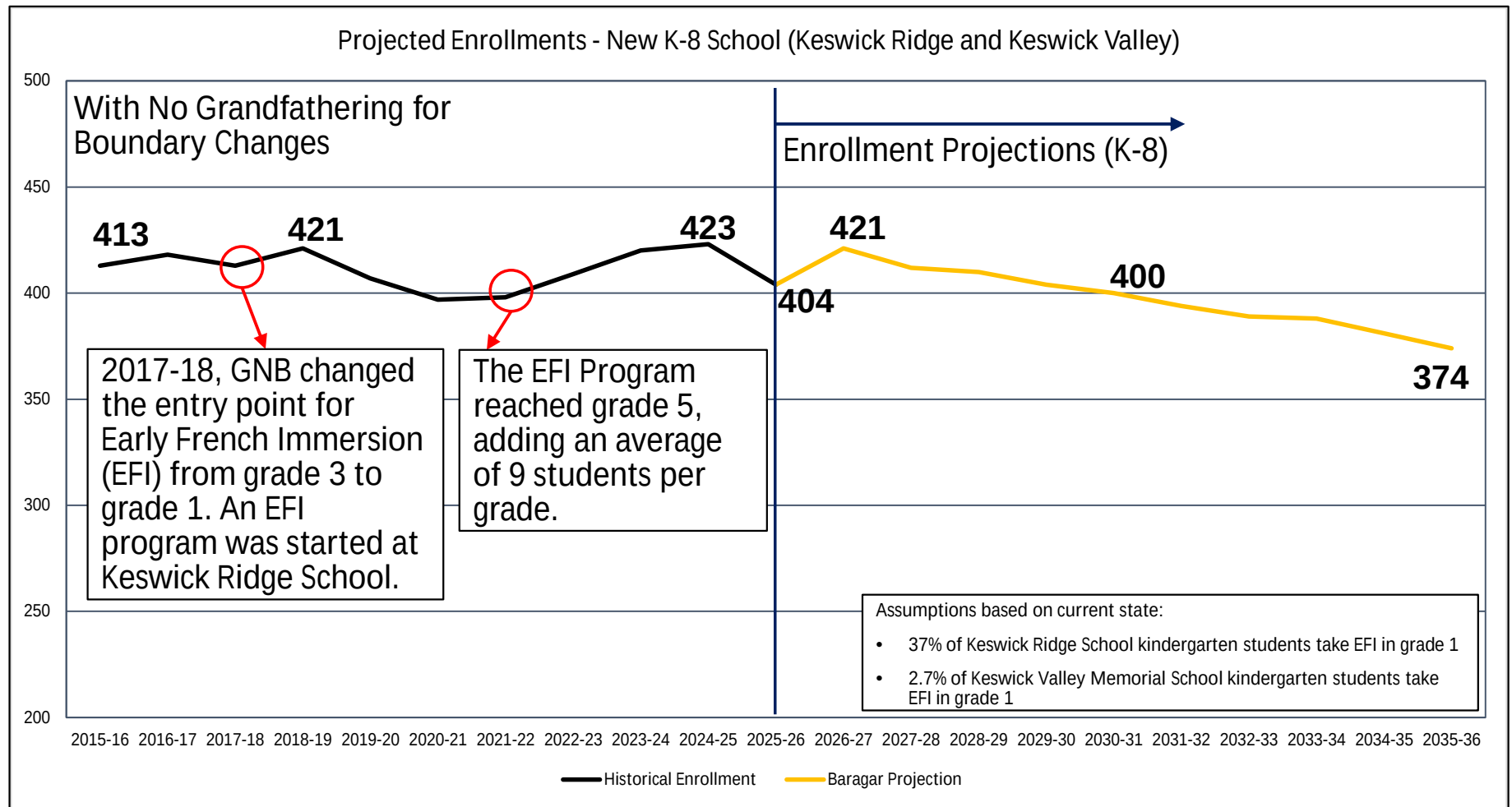
Note 1: The school has a total of \$0.82M on the deferred maintenance list. The list of projects and estimated costs is not considered a full comprehensive list.

- Note 2: ALL-TECH – Asbestos Containing Materials Report (Dated March 12, 2007): areas identified with asbestos containing materials. (e.g. ceiling tile and vinyl floor tiles, joint compound and plaster). Additionally, multiple other areas were noted as having a potential to contain asbestos.

Symbol	Space classification	Count
C	Classroom K - 8	12
PC	Potential classroom	0
Total classrooms		12
MSTE	Middle school technology education	1
EC	Early Childhood	2
LIB	Library	1
ART	Art room	1
M	Music room	1
ST	Stage	1
CAF	Cafetorium	1
G	Guidance room	1
AD	Administration offices	1
K	Kitchen	1
GYM	Gymnasium	1
GS	Gymnasium storage	2
R	Resource	4
SL	Staff lounge	1

Source: EECD school drawings, ASD-W room information data sheet and School Physical Plant Review (Deferred Maintenance, December 2025).

The combined enrollment for both schools is projected to decline between 2026 and 2035 due to the declining birth rates; grades 6-8 EFI no longer attend George Street



Note: The historical enrollments have been adjusted to include estimates of the students who left the school boundaries to attend EFI (grade 3 entry point). To ensure the historical and projected enrollments have the same data set for comparison. The same was done for the EFI (grade 1 entry point) for grades 6-8, which currently attend George Street Middle School. It was assumed the LFI program would remain at George Street Middle School.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.

Based on ASD-W software projections, a new K-8 school for the Keswick Ridge area would be sized for 388 students (depending on the start time of the project)

New K-8 Keswick Ridge and Keswick Valley Memorial Projections										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	40	40	46	46	53	46	34	33	34	372
2026-27	45	44	42	51	53	57	37	40	37	406
2027-28	43	43	48	40	54	53	33	38	40	392
2028-29	48	41	47	47	43	54	33	35	38	386
2029-30	43	47	43	46	49	43	31	34	35	371
2030-31	43	41	49	43	49	50	29	33	34	371
2031-32	41	42	45	49	45	49	40	31	33	375
2032-33	41	39	46	44	52	45	40	41	31	379
2033-34	40	40	43	45	46	53	38	42	41	388
2034-35	41	38	44	42	47	46	42	39	42	381
2035-36	39	40	42	43	44	47	37	43	39	374

Project start-up would depend on DEC and GNB approval

Year 1
Year 2
Year 3
Year 4 (depending on start time)

Estimated new school construction

Say 388

Grandfathering of EFI 6-8 at George Street Middle School

Review of 10-year planning horizon

Projections used for school design in review

Early French Immersion Program Projections:

New K-8 Projections (Early French Immersion Program)										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	-	10	9	10	14	-	-	-	-	43
2026-27	-	8	6	9	9	12	-	-	-	44
2027-28	-	7	8	6	8	9	-	-	-	38
2028-29	-	6	7	8	5	8	-	-	-	34
2029-30	-	9	6	7	7	5	-	-	-	34
2030-31	-	7	9	6	6	7	-	-	-	35
2031-32	-	8	7	9	5	6	7	-	-	42
2032-33	-	7	8	7	8	5	7	7	-	49
2033-34	-	8	7	8	6	8	6	7	7	57
2034-35	-	7	8	7	7	6	9	6	7	57
2035-36	-	8	7	8	6	7	7	9	6	58

Grandfathering of EFI 6-8 at George Street Middle School

Review of 10-year planning horizon

Projections used for school design in review

2033-34 English Prime Projections:

Year	K	1	2	3	4	5	6	7	8	Total
2033-34	40	32	36	37	40	45	32	35	34	331

Scenario 4b: New K-8 School

- Enrollment projections from the Baragar Systems software indicate a decrease in the K-8 student population after 2026.
- It has been assumed that grandfathering of the school boundary for EFI grades 6-8 would be made for students already at George Street Middle School (so they do not have to switch schools). Assume the earliest construction period at 5 years:

Year	Projected Enrollment	G6 EFI	G7 EFI	G8 EFI	After Grandfathering
2030	400	-10	-9	-10	371
2031	394	-	-10	-9	375
2032	389	-	-	-10	379
2033	388	-	-	-	388

- 2033-34 was projected with the greatest classroom requirements based on the projected program split for EFI after a potential construction period.
- For comparison, based on 2024-25 school statistics, GNB had 75 K-8 schools. Of these, five were larger than regular sized schools. The average student enrollment for the regular sized school was 440. The five largest K-8 schools in 2024-25 for size comparison:
 - École Champlain (818)
 - Forest Hills School (686)
 - Meduxnekeag Consolidated School (682)
 - École Le Sommet (680)
 - Townsvie School (669)

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems.



Scenario 4b: New K-8 (388) school for the Keswick Ridge area – School is proposed to have 22 classrooms while utilizing combined classes for the EFI program

		New K-8 Keswick Ridge and Keswick Valley Memorial schools 2033-34 Enrollment Projection (No Combined Classrooms)									Space Requirements	
Grades	Size Limit	French Immersion					English Prime			Total	Class Rooms	Maximum Capacity
		EFI				LFI						
K	21	0					20	20		40	2	42
1	21	8					16	16		40	3	63
2	21	7					18	18		43	3	63
3	26	8					19	18		45	3	78
4	28	6					20	20		46	3	84
5	28	8					23	22		53	3	84
6	28	6					16	16		38	3	84
7	29	7					18	17		42	3	87
8	29	7					17	17		41	3	87
Empty	29									0	0	0
							Total:			388	26	672
							Projected Utilization:			57.7%		

New K-8 Keswick Ridge and Keswick Valley Memorial schools 2033-34 Enrollment Projection (With Combined EFI Classrooms)										Space Requirements		
Grades	Size Limit	Size Limit	French Immersion				English Prime			Total	Class Rooms	Maximum Capacity
			EFI		LFI							
K	21	21	0				20	20		40	2	42
1	21	16	15				16	16		47	3	58
2	21							18	18		36	2
3	26	23	14				19	18		51	3	75
4	28							20	20		40	2
5	28	24	14				23	22		59	3	80
6	28							16	16		32	2
7	29	24	14				18	17		49	3	82
8	29							17	17		34	2
Empty	29									0	0	0
							Total:			388	22	549
							Projected Utilization:			70.7%		

Note: NB Teachers' Collective Agreement (article 20.07 – if it is necessary to combine two or more grades in one class, the maximum class size shall be adjusted to 16 (grades 1-3), 23 (grades 3-5), and 24 (grades 5-12).

Construction of a new K-8 (388) school in the Keswick Ridge area

- In long-term planning, it is typically assumed there are no combined classes. However, the EFI program in Keswick Ridge is small and it would mean that the new school would only be 58% utilized (if no combined classes were assumed).
- With combined EFI classes, the maximum capacity of the new school is 549 students, while the functional design capacity is 388 students (71% utilization).
- The new school would be within the size specification for K-8 schools in the EECD standards (300 to 650 students).

Class “D” estimate*: \$52.7M* would be required for the construction of a new K-8 school to replace Keswick Ridge and Keswick Valley Memorial schools

The new school would be within the size specification for K-8 schools in the EECD standards (300 to 650 students), and it would be designed to accommodate 388 students in 22 classrooms. (Maximum occupancy based on the grade configuration of the 22 classrooms – 549 students.)

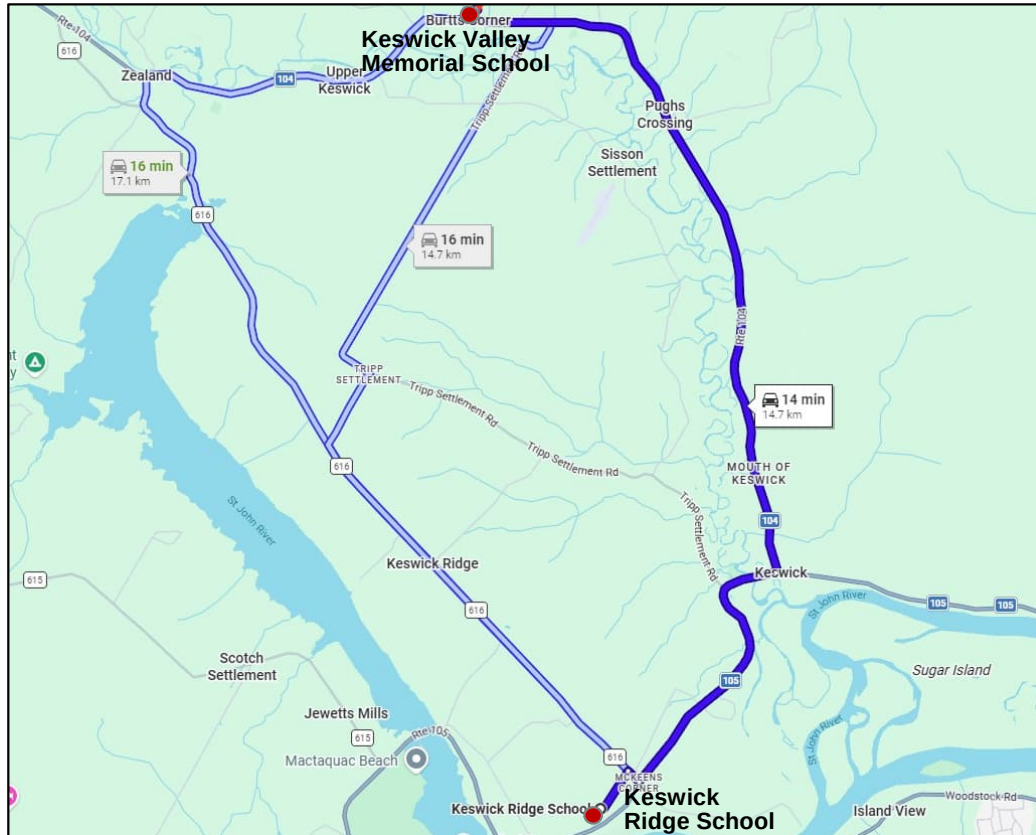
School levels:	K-8
Number of students:	388
Spaces - Area (M ²)	
General - including 22 classes and related spaces	1,997
Specialized education (2 music, performing arts, science, art, etc.)	614
Physical education and recreation (double gym, multi-purpose)	1,133
Technological education (Middle School technology)	250
Business studies	-
Family studies	-
Student services	503
Library/common learning areas	175
Cafeteria - Multipurpose meeting place and food service	385
Staff center and rooms	115
Administration	84
Custodial	45
<i>Sub-total</i>	5,301
+ Services and systems	2,385
Total Area (M²)	7,686
x Estimated construction costs (\$4,626/M ²) (in millions)	\$ 35.6
+ Civil costs (assume \$5M, 2024-25 average)	\$ 5.0
x Soft costs (25%)	\$ 10.1
+ Estimated land cost	\$ 2.0
= TOTAL CONSTRUCTION COSTS (\$ Millions)	\$52.7

- EECD standards recommend a site size of approximately 21.9 acres for a school of this size (Note: in urban areas, site size may be reduced when land is at a premium and/or existing community field/facilities are used offsite).
- A total of \$1.22M would be removed from the deferred maintenance list for the two school closures. The list of projects and estimated costs is not considered a full comprehensive list.
- The new school footprint of 7,686 m² would be 933 m² smaller than the two existing schools.
- The closure of Keswick Ridge School would eliminate five modular classrooms.

*Note: These cost estimates for class “D” (±30%) are based on the Educational Facilities Planning Guide and the historical construction costs provided by EECD. These estimates should be adjusted by the EECD infrastructure team when designing a new school. Land purchase costs could vary greatly depending on location and civil costs are influenced by the topography/geology of the site chosen.

Source: EECD Planning Guidelines for Educational Facilities, and School Physical Plant Review (Deferred Maintenance, December 2025).

Scenario 4b: For the Keswick Valley boundary going to a new K-8 in Keswick Ridge, the average travel time of the KVMS students would be increased up to 9 minutes



Keswick Memorial students who want to take EFI travel to Keswick Ridge School for this program.

For comparison: the furthest student currently travelling to Keswick Ridge School for EFI in grades 1 to 5 from the Keswick Valley Memorial School catchment area resides in Burtts Corner. This is 11.5 km away from Keswick Ridge School and takes 11 minutes to drive.

Source: ASD-W BusPlanner, Google Map.

Routes between schools	KM	Min
Keswick Valley – Keswick Ridge	14.7	14
Total	14.7	14

Via: Route 104.

Community (Direction relative to HPA)	KVMS		KRS	
	KM	Min	KM	Min
North – Keswick Ridge	6.4	6	13.7	13
Northeast – Birdton	10.5	10	24.1	22
Northwest – Middle Hainesville	16.4	13	23.7	20
North – Burtts Corner	8.5	9	22.2	21
Average for all bussing	5.9	6	15.5	15

KVMS – Furthest students currently bussed in the Keswick Valley Memorial School catchment area

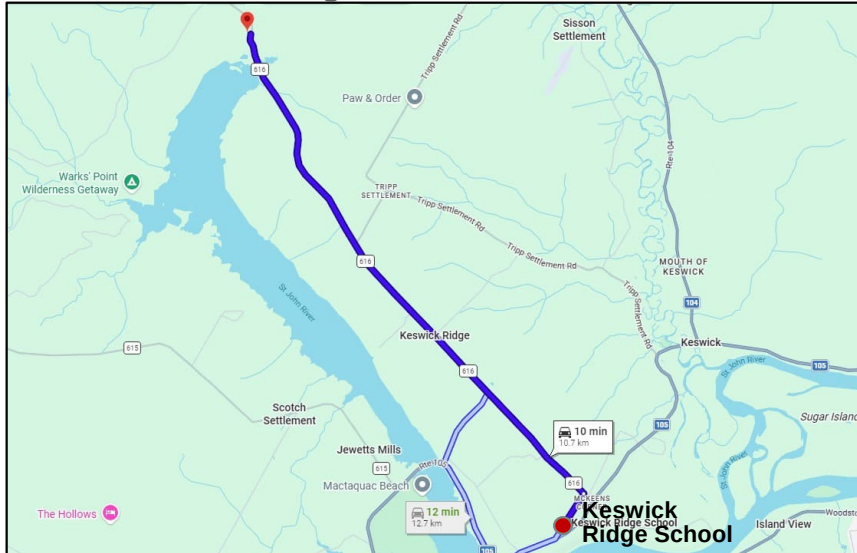
KRS – If students moved to a new K-8 school near Keswick Ridge School

Note: This is travel time, which excludes time for any stops

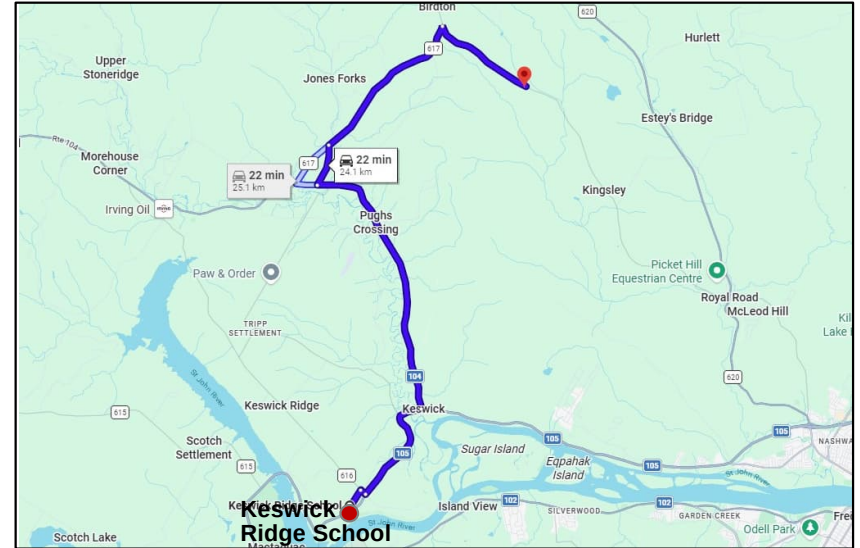
See the following page for the google maps of the commutes

Scenario 4b: on average, the Keswick Valley catchment area is 9.6 km further from Keswick Ridge School than it is from Keswick Valley Memorial School

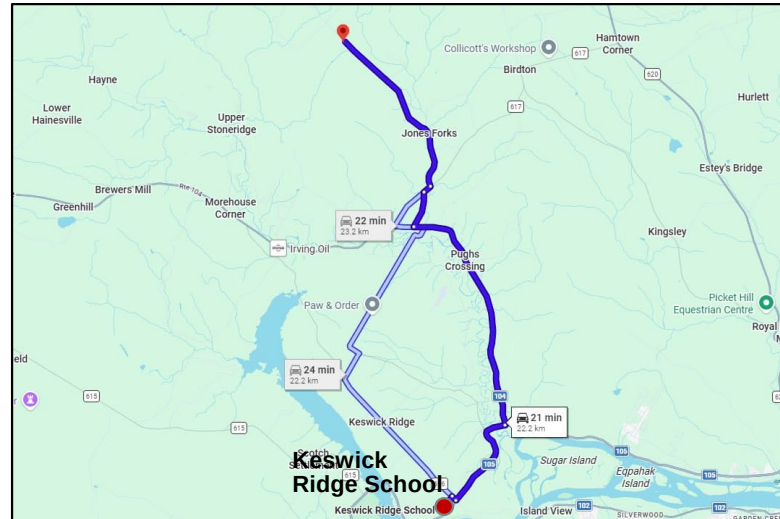
North – Keswick Ridge



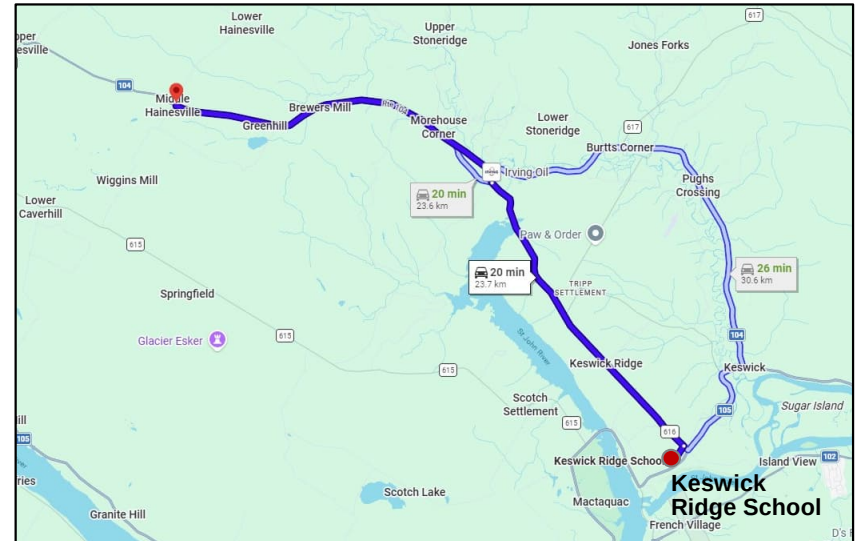
Northeast – Birdton



North – Burtt's Corner

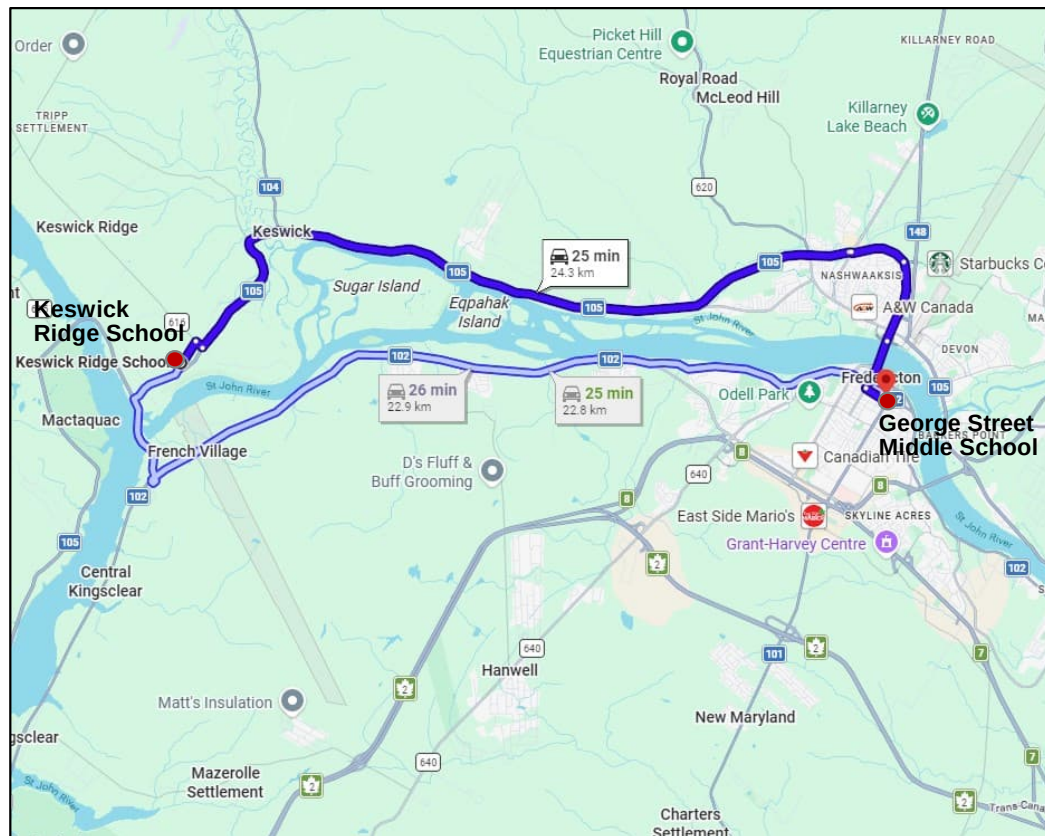


Northwest – Middle Hainesville



Source: ASD-W BusPlanner, Google Map.

Scenario 4b: For the grades 6-8 EFI students going to a new K-8 in Keswick Ridge, the average travel time of the GSMS students would be decreased up to 20 minutes



Keswick Ridge School students who want to take EFI in grades 6-8 travel to George Street Middle School for this program. Additionally, they also travel there for the Late French Immersion Program.

In 2025-26, there were 28 students from the Keswick Ridge School boundary who were taking EFI at George Street Middle School.

Also, there are 4 EFI students from the Keswick Valley Memorial School catchment area attending George Street Middle School.

Source: ASD-W BusPlanner, Google Map.

Routes between schools	KM	Min
Keswick Ridge – George Street Middle School	24.3	25
Total	24.3	25

Via: Route 105.

Community (Direction relative to HPA)	KRS		GSMS	
	KM	Min	KM	Min
West – Jewetts Mills	5.2	5	25.2	27
West – Douglas	5.2	6	19.1	19
Northwest – Keswick Ridge	8.6	9	29.5	29
Northwest – Scotch Settlement	9.7	10	29.8	31
Average for all bussing	4.8	6	25.6	26

KRS – If EFI grades 6-8 students moved to a new K-8 school near Keswick Ridge School

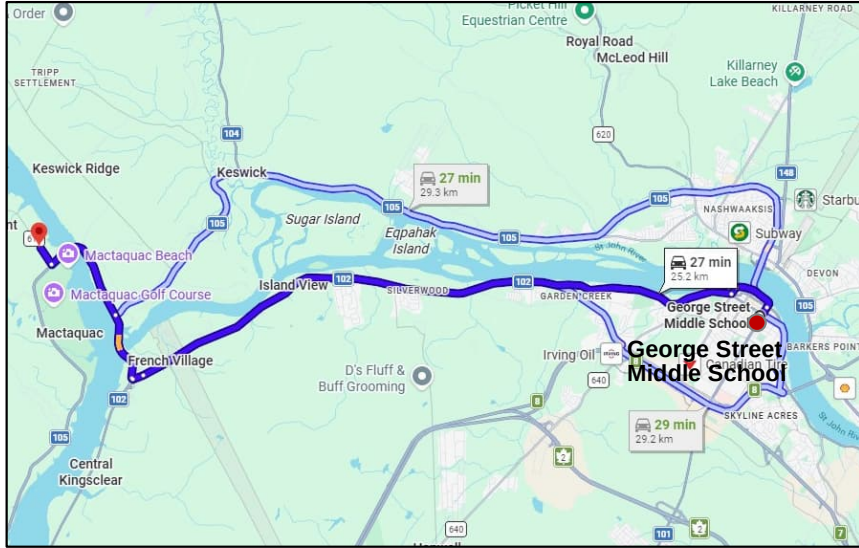
GSMS – Furthest students currently bussed from the Keswick Ridge school catchment area to George Street Middle School for grades 6-8 EFI

Note: This is travel time, which excludes time for any stops

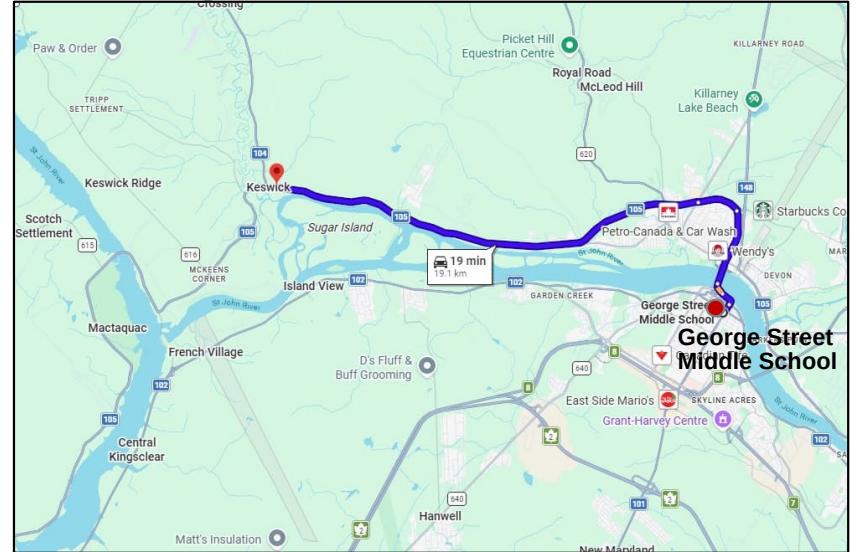
See the following page for the google maps of the commutes

Scenario 4b: on average, the Keswick Ridge EFI catchment area is 20.8 km closer from Keswick Ridge School than it is from George Street Middle School

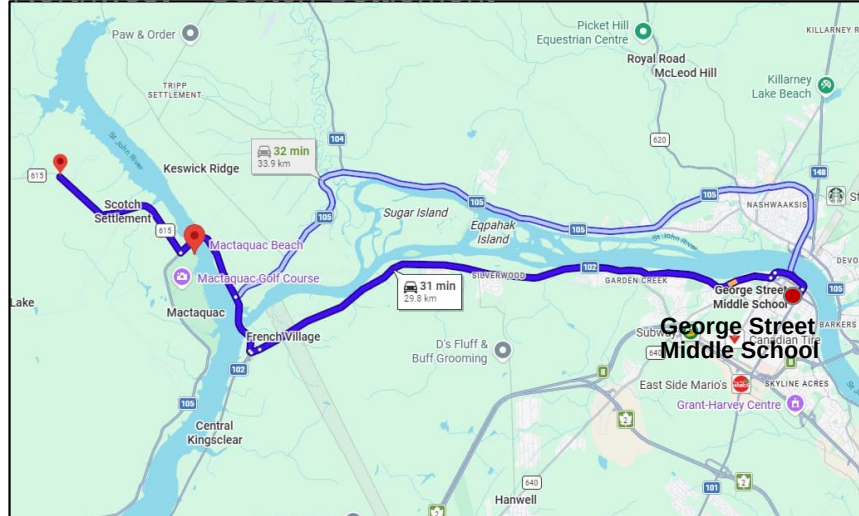
West – Jewetts Mills



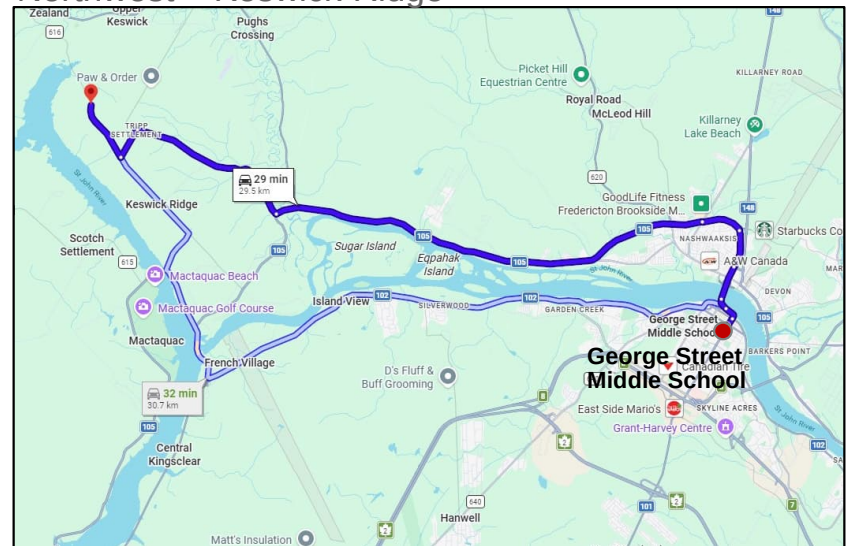
West – Douglas



Northwest – Scotch Settlement



Northwest – Keswick Ridge



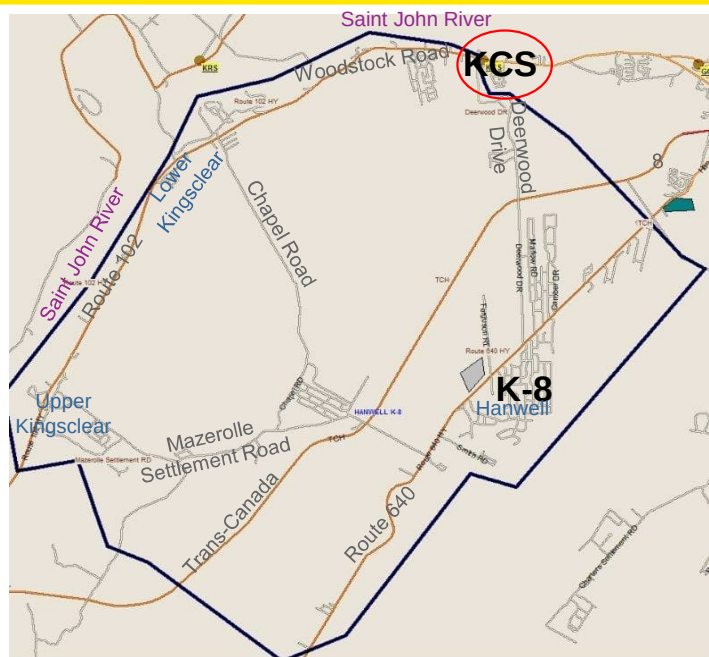
Source: ASD-W BusPlanner, Google Map.

Appendix E – Scenario 5 (Consolidate Kingsclear at Hanwell Park Academy)



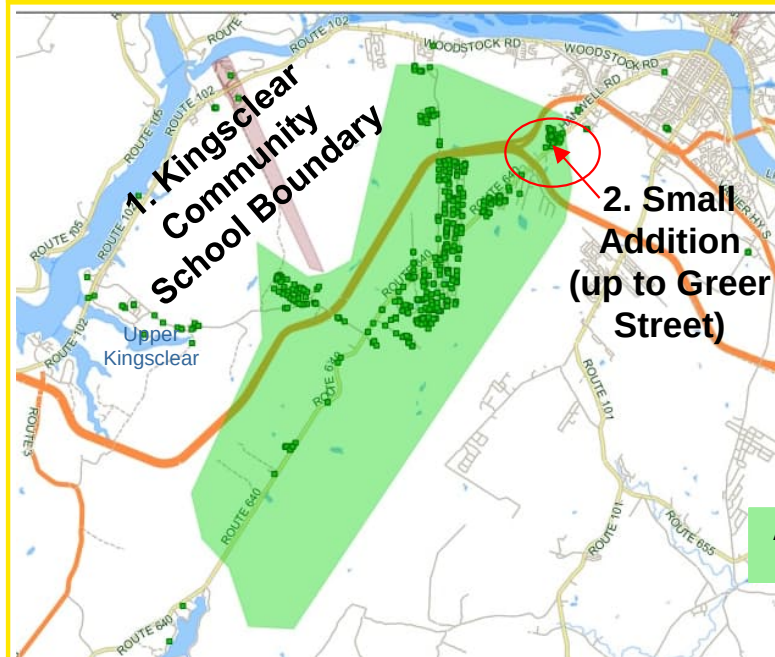
Differences between the 2016 proposed K-8 Hanwell Park Academy school boundary and the actual school boundary in 2025-26 (Kingsclear Community School did not close)

2016 Scenario 2 – Proposed New K-8 school in the Hanwell Area



Scenario 2 - New K-8 school

2025 – Actual K-8 school boundary for Hanwell Park Academy



2016 Proposed school boundary – New K-8 school

- Kingsclear Community School (KCS) was recommended to close and consolidate with the Hanwell area of the Priestman Street Elementary school boundary. A small portion of the school boundary adjacent to the school was proposed to attend Garden Creek School.
- The new boundary was to include Woodstock Road, Route 102, Mazerolle Settlement Road, Route 640 and the Trans-Canada Highway.

Differences Between Proposed and Actual K-8 Boundary

- **Number 1** – Kingsclear Community School was not closed as was proposed in 2016. This reduced the number of students that would have attended Hanwell Park Academy, including those French Immersion students who attend Garden Creek School from the KCS school boundary. However, 27 K-8 students from Upper and Lower Kingsclear chose to attend Hanwell Park Academy out of zone in 2025-26.
- **Number 2** – the actual school boundary extended further north than proposed (from the Trans-Canada to Greer Street).

Sources: 2016 Infrastructure Report, page 43, (ASD-W school transportation software – Versatrans) and BusPlanner (2025-26 data).

The northern limit of the proposed 2016 Hanwell Park Academy boundary was extended from the Trans-Canada to Greer Street changing the original enrollment projections

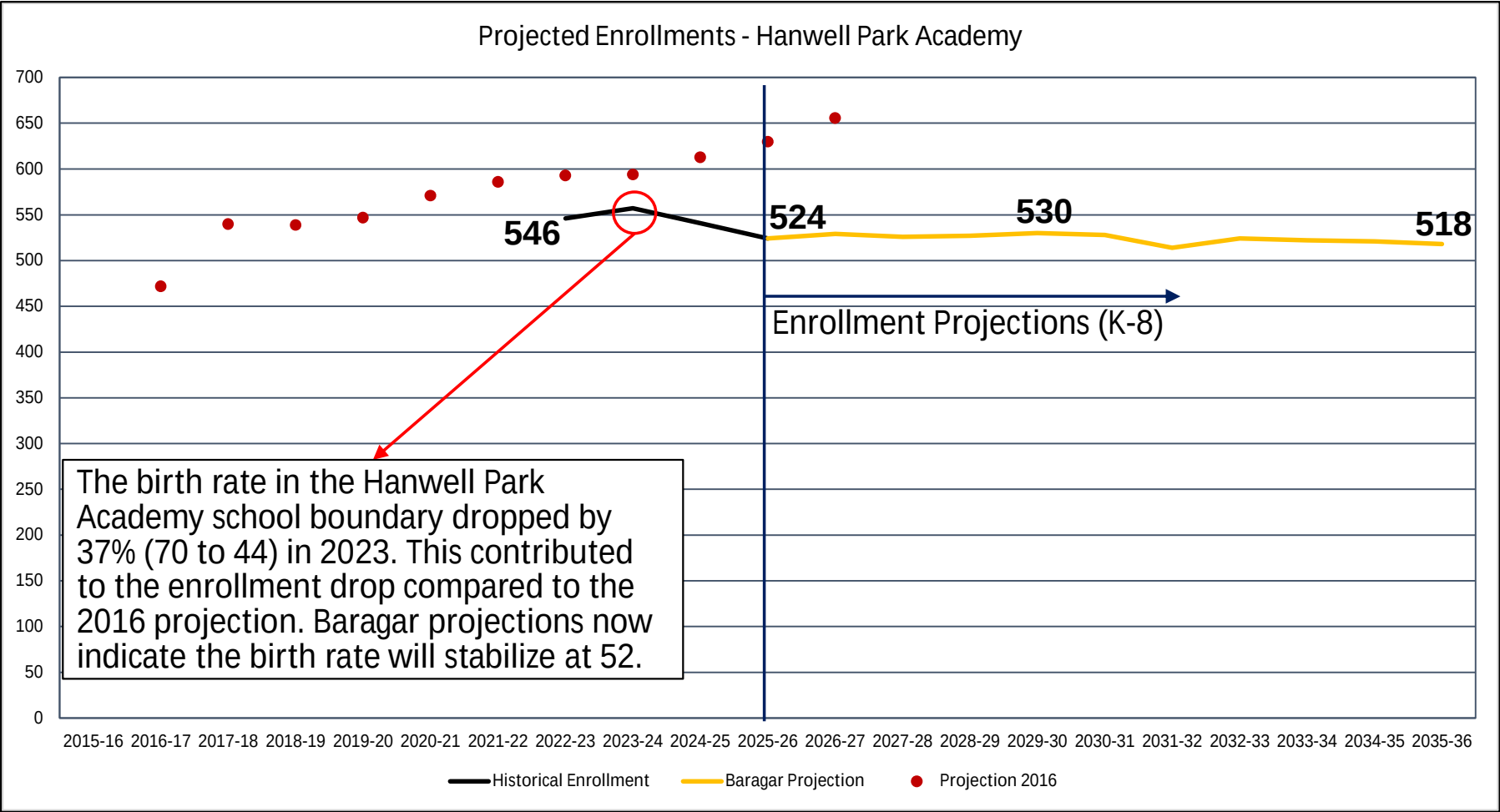


Sources: Google Maps, 2016 Report, page 43 (ASD-W school transportation software – Versatrans) and BusPlanner (2025-26 data).

Hanwell Park Academy boundary – Small Addition (up to Greer Street)

- In the proposed 2016 new K-8 school boundary, the northern limit was bounded by the Trans-Canada Highway.
- Since Kingsclear Community School was not closed as proposed, the northern limit was extended to Greer Street to replace some of the students that would have attended Hanwell Park Academy. This also reduced the number of students projected to attend Priestman Street Elementary School (K-5) and George Street Middle School (6-8).
- Some of the streets included in this area were: Oakdale Avenue, Northwood Street, Basha Drive, Abraham Drive, Elmdale Crescent, Eastwood Street, Evergreen Street, Crestview Court, Leafwood Crescent, Hedgeview Drive, Greer Street and a section of Hanwell Road.
- In 2025-26, there are 20 K-5 students and 12 middle school students (32 students in total) from this area that are attending Hanwell Park Academy.
- One K-5 student from this area attends Priestman Elementary School out of zone.

Hanwell Park Academy opened in 2022-23 with 546 K-8 students; Baragar projections indicates the enrollment will decrease by 1% (6 students) over the next 10-years

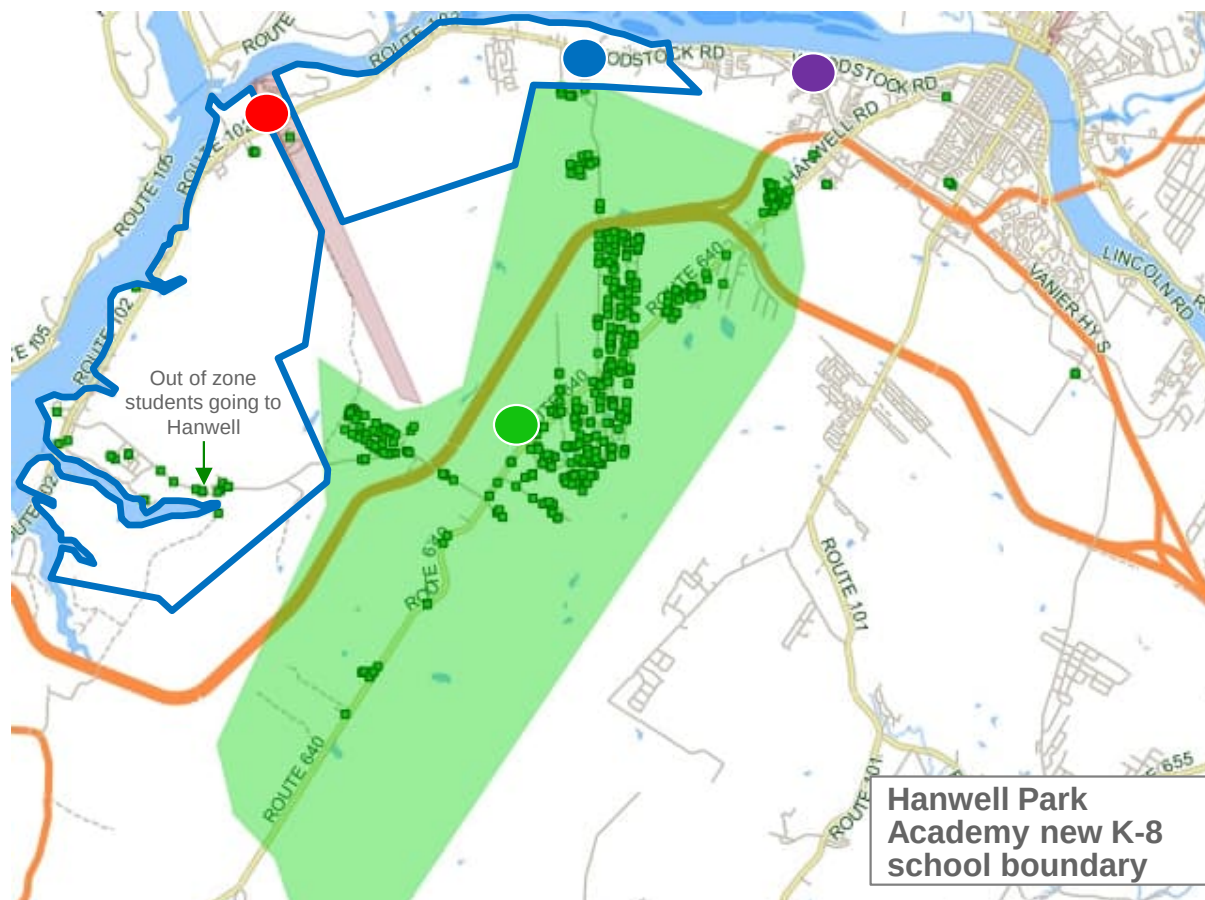


As noted, the 2016 proposed school boundary and the actual Hanwell Academy school boundary were different. The projections from the 2016 report above have been mapped to the actual boundary. The projected students from Kingsclear Community school have been removed (except for the approximately 14% in Lower and Upper Kingsclear who chose to attend out of zone) and the students up to Greer Street have been added in.

Sources: EECD Policy and Planning Summary Statistics, ASD-W enrollment software – Baragar Systems, and 2016 Infrastructure Report, page 48.



In scenario 5, students from the Kingsclear Community School (including EFI) would be consolidated with Hanwell Park Academy – except for Kingsclear First Nation students*

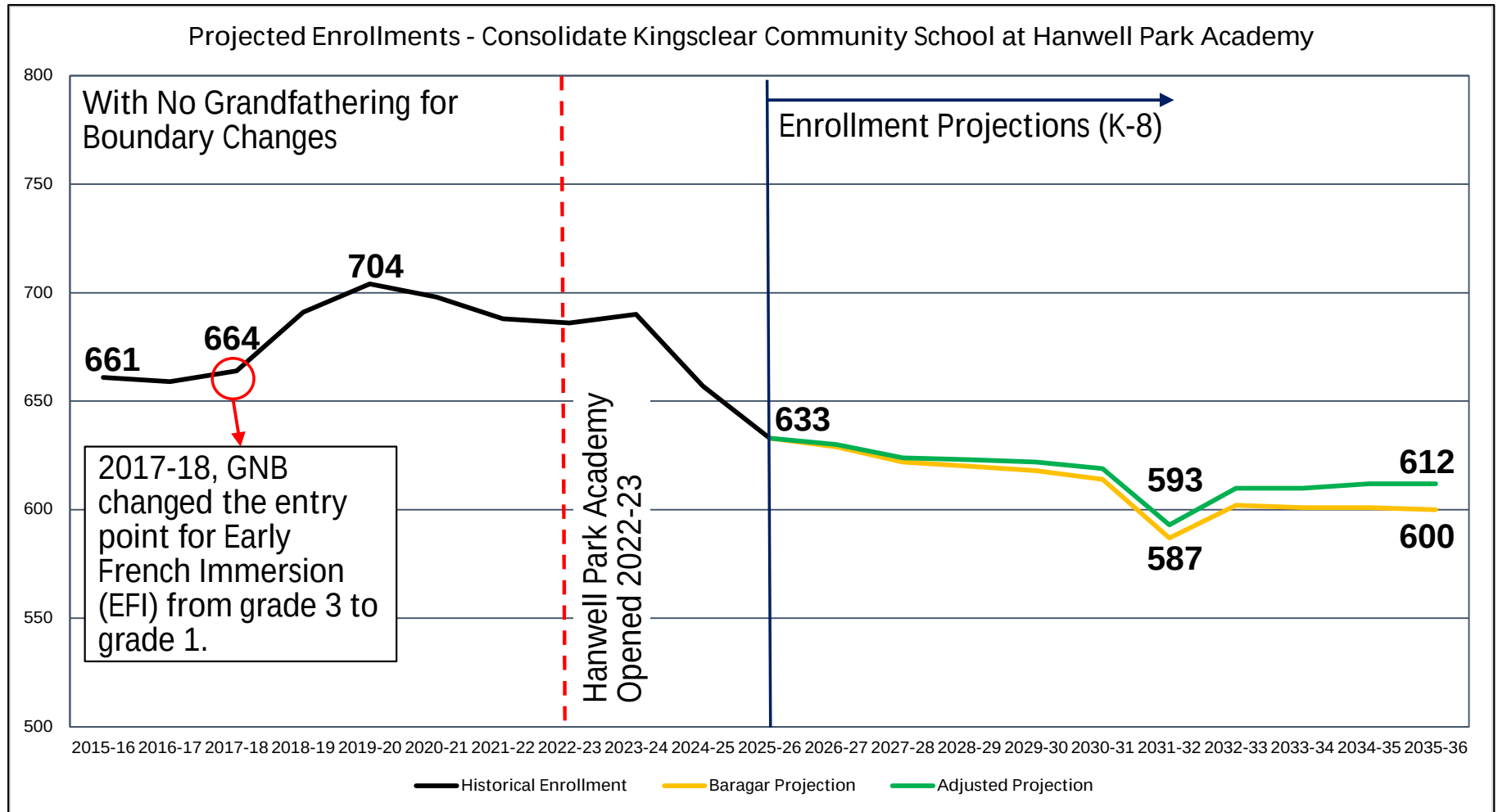


Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolohehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would not be a part of the consolidation with Hanwell Park Academy in scenario 5 (unless they chose to go there out of zone).

Source: BusPlanner (2025-26 data).

School	Communities Served
 Kingsclear (K-5) English prime	- Fredericton - French Village - Island View - Kingsclear First Nation - Lower Kingsclear - Upper Kingsclear
 Garden Creek (K-5) Early French Immersion (EFI)	Early French Immersion students from the Kingsclear Community School boundary attend Garden Creek School
 Hanwell Park Academy (K-8)	- Fredericton - Hanwell - Mazerolle Settlement - Yoho
 Walastukw Wolohehkitimok (K4/K-5) (Wulastukw Elementary)	Grades K4/K-5 Kingsclear First Nation Band operated school

10-year enrollment projection for Kingsclear consolidated with Hanwell Park Academy is 612 students, after adjusting for the approved development units in the city



Baragar projections have been adjusted for the 107 active and approved development units in the Kingsclear Community School catchment area.

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Kingsclear Community School Catchment Area (December 2025).

Hanwell Park Academy opened in 2022, so it meets EECD Planning standards and it would have enough classrooms for a consolidation with Kingsclear Community School

Assume grandfathering after earliest consolidation period (2027-28):

Year	Projected Enrollment	K	1	2	3	4	5	6	7	8	After Grandfathering
2027	624		3	5	2	2	16	7	9	6	574
2028	623			3	5	2	2	16	7	9	579
2029	622				3	5	2	2	16	7	587
2030	619					3	5	2	2	16	591
2031	593						3	5	2	2	581
2032	610							3	5	2	600
2033	610								3	5	602
2034	612									3	609

Grandfathering notes based on the earliest consolidation period:

Hanwell Park Academy boundary change – EFI students living in Kingsclear Community school boundary currently attending Garden Creek School (K-5) / George Street Middle School (6-8) remain there until grandfathering ends in 2034

K-8 Projections (All Programs – After Grandfathering):

Consolidation Hanwell Park Academy and Kingsclear Schools Projections										
Year	K	1	2	3	4	5	6	7	8	Total
2025-26	62	61	56	72	69	66	54	74	61	575
2026-27	60	61	59	55	77	73	62	56	72	575
2027-28	75	58	61	63	54	82	65	60	56	574
2028-29	64	75	58	65	61	57	77	63	59	579
2029-30	68	65	75	61	63	65	52	75	63	587
2030-31	65	68	65	79	60	67	62	50	75	591
2031-32	67	66	69	68	77	64	60	60	50	581
2032-33	64	68	66	72	67	82	64	58	59	600
2033-34	64	65	68	70	70	70	76	62	57	602
2034-35	64	64	65	71	68	75	67	74	61	609
2035-36	65	64	65	68	70	72	70	65	73	612

Consolidation would depend on DEC and GNB approval

Year 1 Estimated Consolidation

Grandfathering for Boundary Changes at Hanwell Park Academy and EFI from Garden Creek School

Review of 10-year planning horizon

Projections used for school design in review

Sources: EECD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Kingsclear Community School Catchment Area (December 2025).

Scenario 5: Consolidation at Hanwell Park Academy

- It has been assumed that grandfathering for the EFI Garden Creek School / George Street Middle School boundary changes would be made for students already at the schools (so they do not have to switch schools). Assume the earliest consolidation period after the 409 process to be 2027-28.
- With a projected enrollment of 612 students, the new school boundary for K-8 Hanwell Park Academy would be within the maximum EECD Planning Guidelines sizing recommendation of 650 students at a K-8 school.
- For comparison, based on 2024-25 school statistics, GNB had 75 K-8 schools. Of these, five were larger than regular sized schools. The five largest K-8 schools in 2024-25 for size comparison:
 - École Champlain (818)
 - Forest Hills School (686)
 - Meduxnekeag Consolidated School (682)
 - École Le Sommet (680)
 - Townsville School (669)
- The average student enrollment at the 23 regular sized K-8 schools in New Brunswick was 440.
- Hanwell Park Academy was opened in 2022-23, so the school meets the EECD Planning Standards.
- The 612 students would require 36 classrooms, and the school has 36 classrooms.
- LFI program would remain at George Street.

Hanwell Park Academy property is 18% (4.3 acres) larger than the EECD Planning Guidelines recommends and the school is accessible (has elevator)



Hanwell Park Academy

- Hanwell Park Academy is located at 2331 Route 640, Hanwell, NB.
- This K-8 school was originally built in 2022 and it does not have any modular classrooms attached.
- The school structure is comprised of three floors.
- The size of the school is 11,634 m².
- In 2025-26, Hanwell Park Academy has 522 students – which classifies it as a regular sized mixed K-8 school (between 300 and 650 students).
- The school property has approximately 28.8-acres of land.
- For comparison, EECD Guidelines recommends a school sized designed for 650 students be built on 24.5 acres of land (may be reduced when land availability is limited).
- There is a playground and play field on the school property.
- The functional capacity of the school is currently 58% (excluding any modulares).

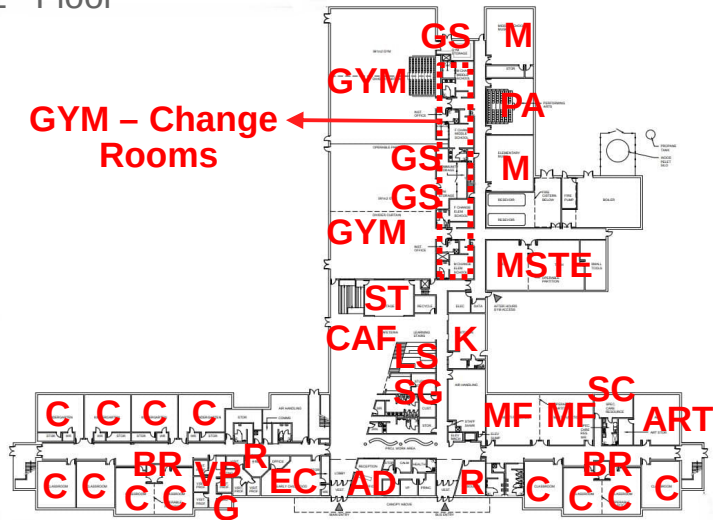
Note: Date of construction refers to the original structure and does not include additions/upgrades that may have occurred since that time.



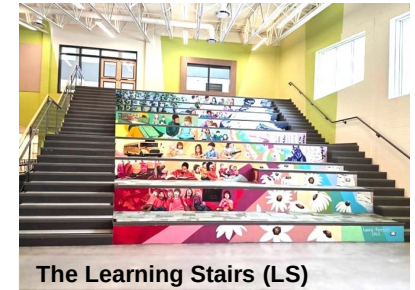
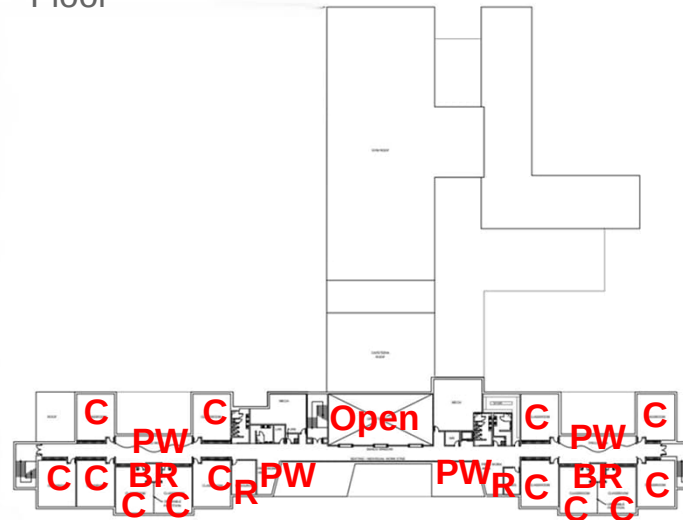
Sources: Google Maps and GeoNB Viewer: <http://geonb.snb.ca/geonb/>, site visit, EECD Planning Guidelines for Educational Facilities and District Intelligence on ASDE-W website.

Hanwell Park Academy is a K-8 school with 36 classrooms and the school has \$0.03M on the deferred maintenance list

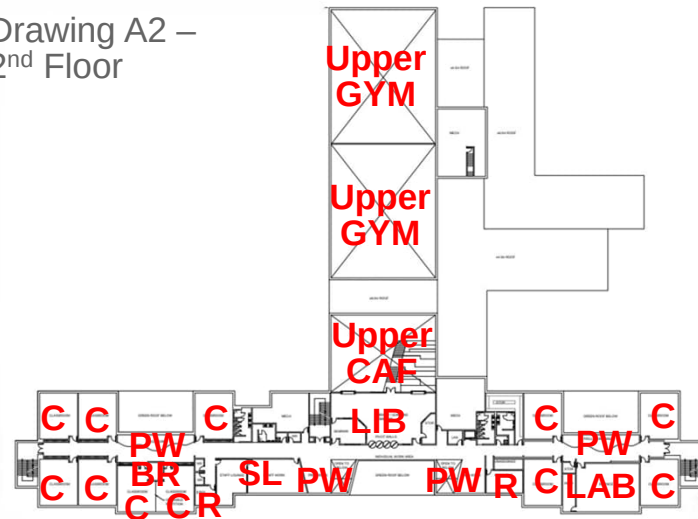
Drawing A1 –
1st Floor



Drawing A2 –
3rd Floor



Drawing A2 –
2nd Floor

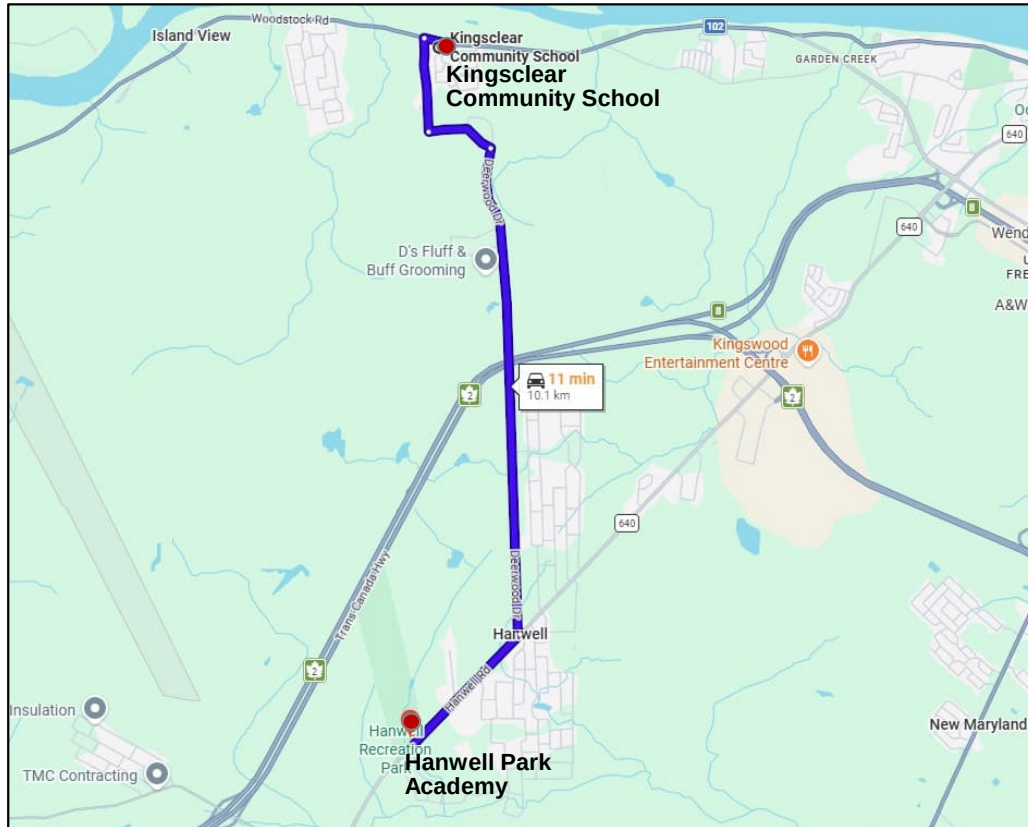


Symbol	Space classification	Count
C	Classroom K - 8	36
BR	Breakout Room	5
PW	Project Work Area	8
MSTE	Middle school technology education	1
EC	Early Childhood	1
LIB	Library	1
ART	Art room	1
M	Music room	2
PA	Performing Arts	1
MF	Multifunction Room	2
SC	Special Care Room	1
ST	Stage	1
CAF	Cafetorium	1
LS	Learning Stairs	1
G	Guidance room	1
VP	Visiting Professional Office	6
AD	Administration offices	1
K	Kitchen	1
GYM	Gymnasium	2
GS	Gymnasium storage	3
R	Resource	6
LAB	Science Lab and Prep	1
SG	Student Government	1
SL	Staff lounge	1



Source: EECD school drawings, ASD-W room information data sheet and School Physical Plant Review (Deferred Maintenance, December 2025).

Scenario 5: For the Kingsclear Community school boundary going to Hanwell Park, the average travel time of the KCS students would be increased up to 7 minutes



For comparison: the furthest student currently travelling to Hanwell Park Academy resides in Lower Kingsclear. This is 15.8 km away from Hanwell Park Academy and takes 15 minutes to drive.

Additionally, there are already 27 K-8 out of zone students from Kingsclear Community school catchment area that already go to Hanwell Park Academy.

Source: ASD-W BusPlanner, Google Map.

Routes between schools	KM	Min
Kingsclear – Hanwell Park	10.1	11
Total	10.1	11

Via: Deerwood Drive.

Community (Direction relative to HPA)	KCS		HPA	
	KM	Min	KM	Min
Northwest – Lower Kingsclear	9.1	8	19.0	17
West – Kingsclear	14.8	11	12.8	13
Northeast – Fredericton	1.8	3	11.7	13
Northwest – French Village	6.6	6	16.1	15
Average for all bussing	4.7	5	11.9	12

KCS – Furthest students currently bussed to Kingsclear Community School
HPA – If students moved to Hanwell Park Academy

Note: This is travel time, which excludes time for any stops

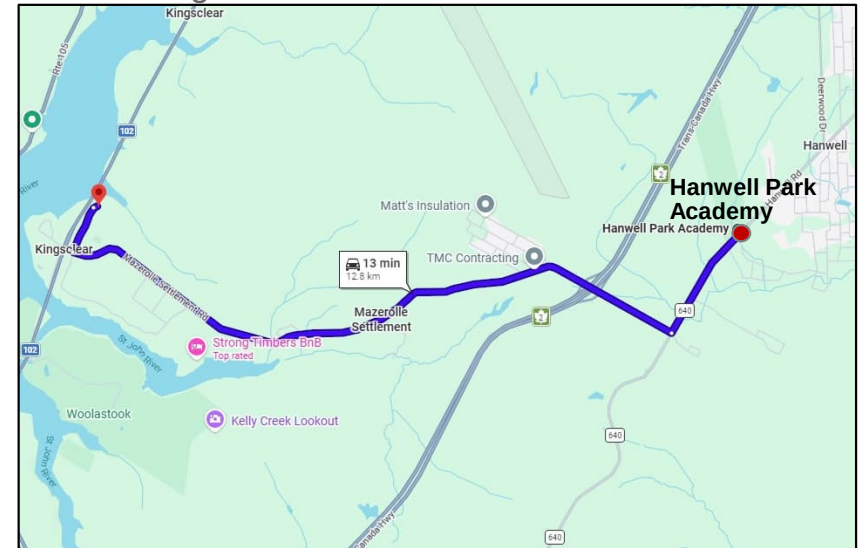
See the following page for the google maps of the commutes

Scenario 5: on average, the Kingsclear catchment area is 7.2 km further from Hanwell Park Academy than it is from Kingsclear Community School

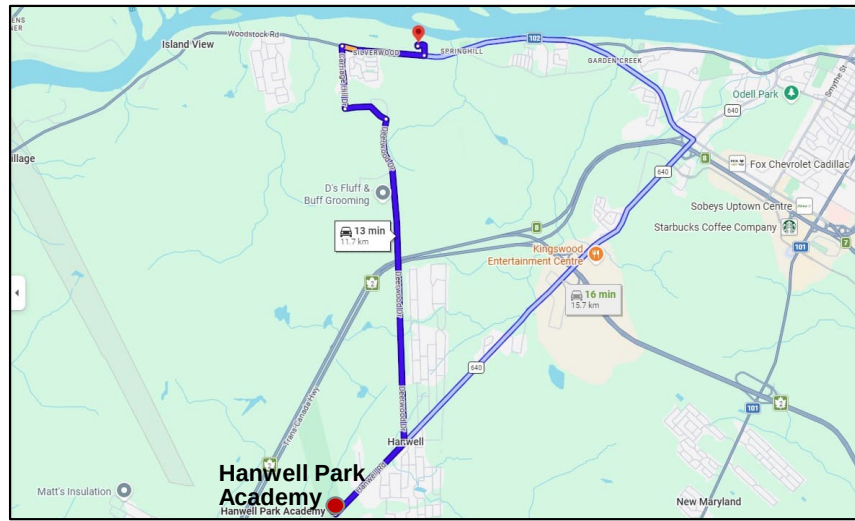
Northwest – Lower Kingsclear



West – Kingsclear



Northeast – Fredericton

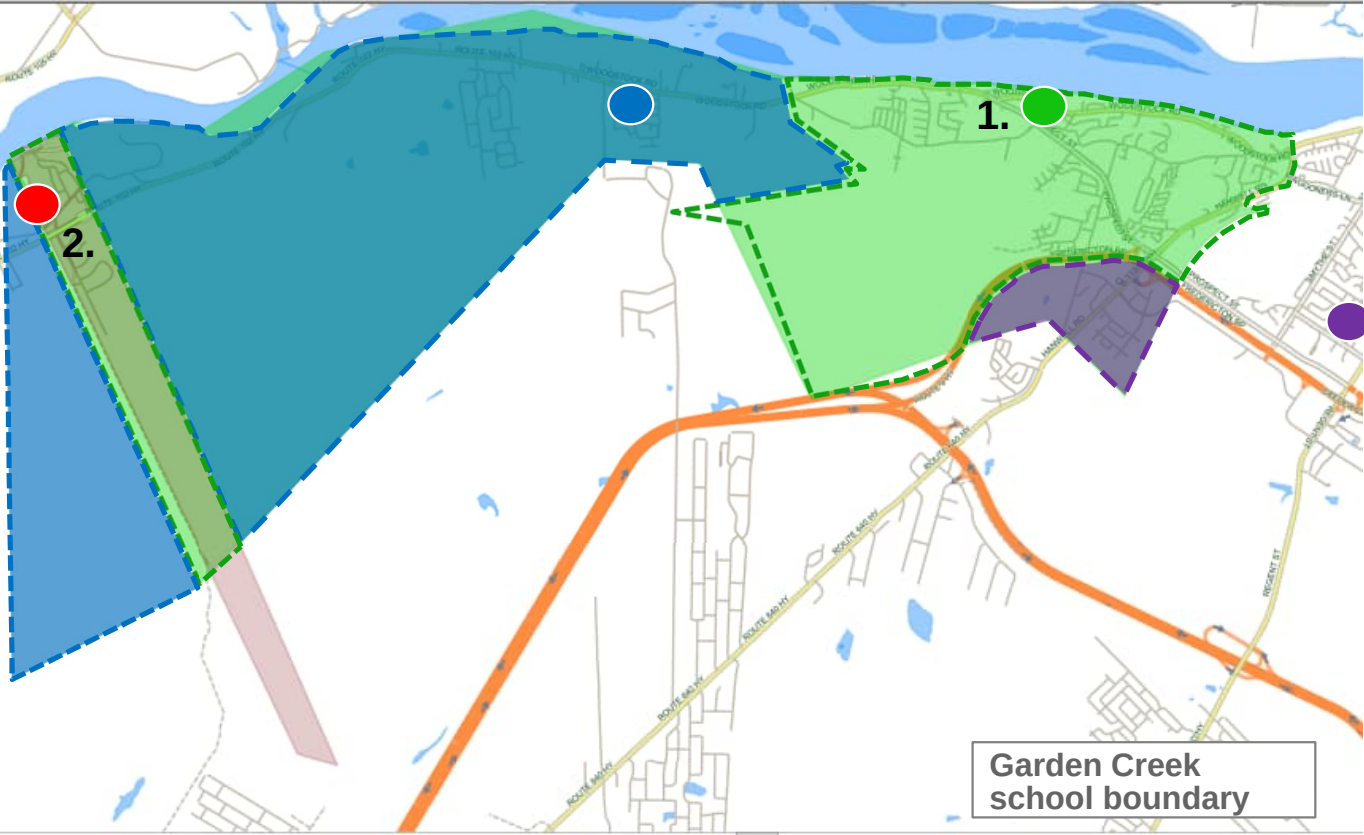


Northwest – French Village



Source: ASD-W BusPlanner, Google Map.

In scenario 5, the Garden Creek school boundary remains unchanged – except the EFI students from Kingsclear Community School would attend Hanwell Park Academy

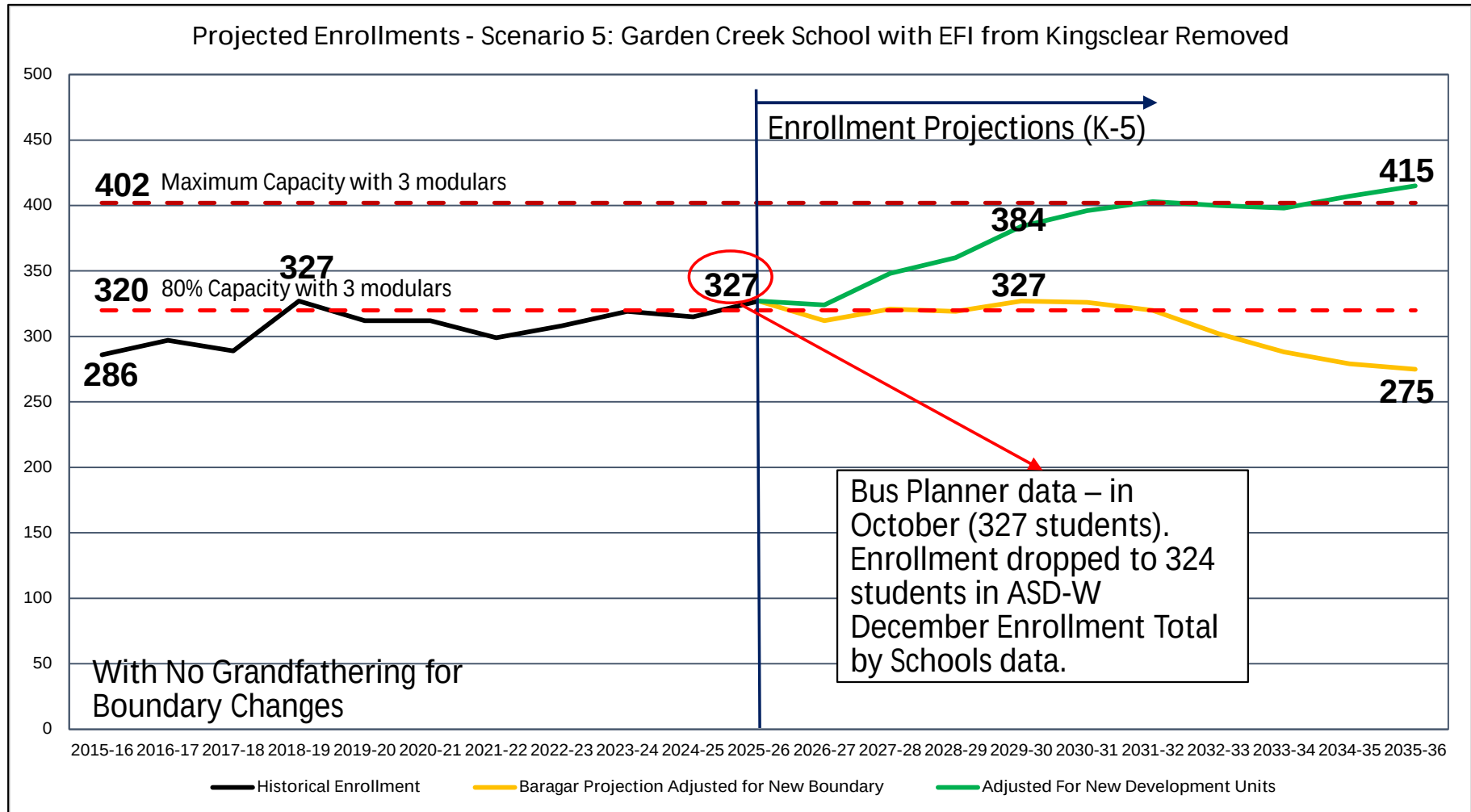


Note*: Students living in the Kingsclear First Nation have the option to attend K4/K-5 at the Band operated school (Walastukw Wolohehkitimok) or to attend a provincial school. Kingsclear First Nation middle school students attend George Street Middle School – where their middle school support staff are located. As a result, it has been assumed that the students would remain in the George Street Middle School feed system and would attend Garden Creek School in scenario 5 (if they choose to attend a provincial school).

School	Communities Served
Garden Creek:	
1 - Garden Creek school boundary	Fredericton
OR 2. Walastukw Wolohehkitimok (K4/K-5) (Wulastukw Elementary)	- Grades K4/K-5 Kingsclear First Nation Band operated school - With option to attend Garden Creek School
Other schools in the area:	
Hanwell Park Academy (Kingsclear portion)	- Fredericton - French Village - Island View - Kingsclear First Nation - Lower Kingsclear
Priestman Street Elementary portion	Fredericton (Bishop Drive area)

Source: BusPlanner (2025-26 data).

After the scenario 5 boundary change, Garden Creek School is still above 80% capacity with 3 modulars – indicating a potential future classroom shortage



The current state capacity requires 18 classrooms – there are 17 classrooms counting the modulars using combined classes.

The adjusted Baragar projections include enrollment estimates for the 2,049 active and approved development units in the Garden Creek School catchment area.

Sources: EECDD Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Garden Creek School still projects a shortfall of classrooms between 2026 and 2033, even when assuming no development growth in the scenario 5 boundary change

K-5 Projections (All Programs – After Grandfathering):

Year	No Development Assumed			With Development Assumed			Current State Classrooms (Including 3 modulars)
	Projection	Classroom Required	Classroom Shortage?	Projection	Classroom Required	Classroom Shortage?	
2025	324	18	Yes: -1	324	18	Yes: -1	17
2026	344	18	Yes: -1	356	19	Yes: -2	17
2027	349	19	Yes: -2	376	20	Yes: -3	17
2028	331	18	Yes: -1	372	22	Yes: -5	17
2029	337	17	No: 0	394	22	Yes: -5	17
2030	334	19	Yes: -2	404	21	Yes: -4	17
2031	323	19	Yes: -2	406	20	Yes: -3	17
2032	302	18	Yes: -1	400	20	Yes: -3	17
2033	288	18	Yes: -1	398	20	Yes: -3	17
2034	279	15	No: +2	407	24	Yes: -7	17
2035	275	15	No: +2	415	25	Yes: -8	17

Assume grandfathering after earliest consolidation period (2027-28):

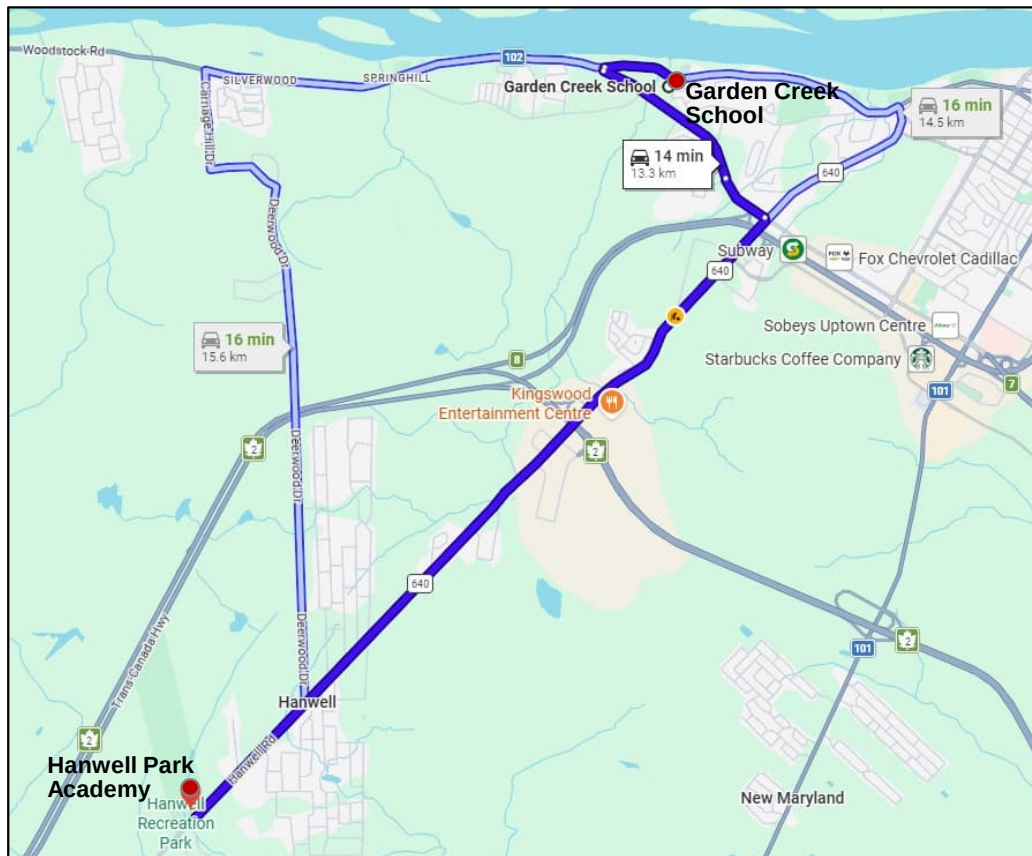
Hanwell Park Academy boundary change – EFI students living in Kingsclear Community school boundary currently attending Garden Creek School (K-5) / George Street Middle School (6-8) remain there until grandfathering ends in 2032 for K-5

Sources: EECDC Policy and Planning Summary Statistics, and ASD-W enrollment software – Baragar Systems, and City of Fredericton (Community Planning): Active and Approved Developments In the Garden Creek School Catchment Area (December 2025).

Scenario 5: Garden Creek School Projected Classrooms Required

- It has been assumed that grandfathering for the EFI Garden Creek School / George Street Middle School boundary changes would be made for students already at the schools (so they do not have to switch schools). Assume the earliest consolidation period after the 409 process to be 2027-28.
- After the scenario 5 boundary change, Garden Creek School is still above 80% capacity with 3 modulars – indicating a potential future classroom shortage.
- The school has been utilizing combined classes to make up the classroom shortfall. However, the school's administration noted they are very close to needing additional modulars.
- Two key factors will determine the classroom requirements: the split between the English Prime and Early French Immersion programs and the speed of construction for the approved new units in the catchment area.
- When assuming no development growth, the scenario 5 boundary change still projects a shortfall of classrooms for Garden Creek School between 2026 and 2033.

Scenario 5: For the EFI Kingsclear Community school boundary going to Hanwell Park, the average travel time of the KCS students would be increased up to 2 minutes



For comparison: the furthest student currently travelling to Garden Creek for EFI from the Kingsclear Community School catchment area resides in Upper Kingsclear. This is 23.2 km away from Garden Creek School and takes 20 minutes to drive.

Additionally, there are already 27 K-8 out of zone students from Kingsclear Community school catchment area that already go to Hanwell Park Academy.

Source: ASD-W BusPlanner, Google Map.

Routes between schools	KM	Min
Garden Creek – Hanwell Park	13.3	14
Total	13.3	14

Via: Hanwell Road.

Community (Direction relative to HPA)	GCS		HPA	
	KM	Min	KM	Min
Northwest – Lower Kingsclear	14.5	13	19.2	17
West – Upper Kingsclear	17.5	14	15.5	13
Northeast – Fredericton	4.3	5	11.6	12
Northwest – Island View	8.9	9	13.0	13
Average for all bussing	9.9	10	12.0	12

GCS – Furthest students currently bussed from Kingsclear Community School catchment for EFI

HPA – If students moved to Hanwell Park Academy

Note: This is travel time, which excludes time for any stops

See the following page for the google maps of the commutes

Scenario 5: on average, the EFI Kingsclear catchment area is 2.1 km further from Hanwell Park Academy than it is from Garden Creek School

Northwest – Lower Kingsclear



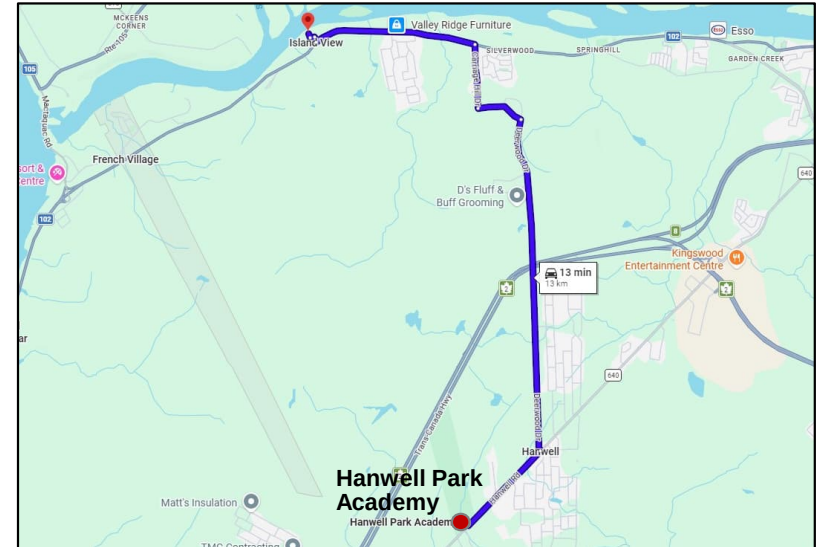
West – Upper Kingsclear



Northeast – Fredericton



Northwest – Island View



Source: ASD-W BusPlanner, Google Map.



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