

EAST CORRIDOR

INSIDER

PEOPLE.

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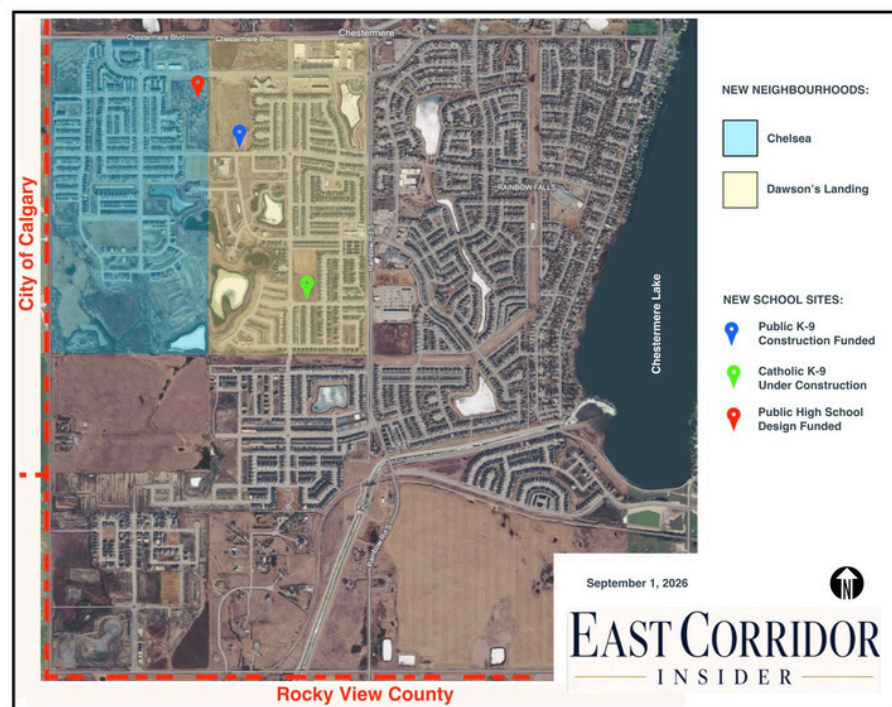
INVESTMENTS.

*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*

Edition 009

Schools Follow the Rooftops

**What Chestermere's
three-school pipeline
says about family
growth, infrastructure
and the next stage of
the city**



When new schools begin appearing on a capital plan, they are usually responding to something that has already happened.

Families have arrived. New neighbourhoods have filled. Classrooms are under pressure. Transportation patterns have changed.

That is exactly what makes Chestermere's current school pipeline worth watching.

Three new schools are now advancing in the city: a Catholic K-9 school, a new public K-9 school in Dawson's Landing, and a future public high school in Chelsea.

Taken together, they are more than an education story.

They are another signal that Chestermere's growth has entered a new stage.

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THE SCHOOL SIGNAL

GROWTH EVENTUALLY SHOWS UP IN THE CLASSROOM

Chestermere's recent residential expansion has transformed the city's western edge.

Communities including Dawson's Landing, Chelsea, Waterford, Clearwater Park and surrounding development areas are steadily adding homes and families.

The school system is now being required to catch up.

Rocky View Schools reported 4,040 students within the Chestermere boundary in 2025, with overall school utilization already at approximately 95 per cent.

The pressure is not theoretical.

Existing schools have relied heavily on modular classrooms. Attendance boundaries and grade configurations have also been adjusted as the division attempts to distribute students across available space.

For the 2025/26 school year, East Lake School expanded from K-6 to K-9, while attendance areas for several growing communities — including Chelsea, Dawson's Landing, Waterford and Clearwater Park — were changed.

These are the kinds of operational decisions that happen when residential growth begins moving faster than permanent infrastructure.

And they help explain why Chestermere now has three major school projects moving through the provincial system.

By the numbers

4,040

Rocky View Schools
students within
Chestermere in 2025

95%

Approximate overall
utilization of existing RVS
school capacity

905

Planned student spaces in
the new Dawson's Landing
public K-9 school

3

Major new school projects
now advancing in
Chestermere

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THREE SCHOOLS. THREE STAGES OF GROWTH.

Chestermere's school pipeline provides a useful snapshot of how infrastructure follows a rapidly growing community.

1. CATHOLIC K-9 SCHOOL

Target opening: Fall 2027

A new Calgary Catholic School District K-9 school is already under construction.

The provincial project is designed initially for approximately **420 students**, with capacity to expand to approximately **610 students**.

Its progression into construction marks the first major piece of Chestermere's current school pipeline moving toward completion.

2. DAWSON'S LANDING PUBLIC K-9

Target opening: Fall 2028

Rocky View Schools' new Dawson's Landing K-9 school represents another significant addition.

The school is planned for approximately **905 student spaces** and will serve one of the areas where Chestermere's residential expansion is most visible.

The project has moved into the construction funding stream, with the contractor procurement process advancing.

Its location matters.

Dawson's Landing sits within the cluster of western Chestermere communities where thousands of new homes are reshaping the city's population and service requirements.

3. CHELSEA PUBLIC HIGH SCHOOL

Target opening: Fall 2029

The third project addresses a different stage of the demographic cycle. A new Grade 10-12 school is being advanced for the Chelsea area.

Design funding has been approved, and the City of Chestermere has indicated an anticipated opening in 2029, subject to the project continuing through provincial approvals and construction.

Elementary-school demand tells us families with young children are arriving.

A new high school tells us something else:

the community is maturing.

Children who entered Chestermere's newer neighbourhoods years ago are moving through the school system, while additional families continue arriving behind them.

That creates infrastructure demand across multiple age groups at once.

INFRASTRUCTURE WATCH

Schools also create secondary infrastructure requirements.

More students mean more:

- *morning and afternoon vehicle movements;*
- *pedestrian crossings;*
- *school-bus routes;*
- *pathway connections;*
- *recreation demand;*
- *traffic-management requirements; and*
- *neighbourhood commercial activity.*

Chestermere Council has already discussed traffic and student drop-off challenges surrounding existing schools.

As the three new schools move toward opening, the surrounding road and pedestrian network will become increasingly important.

The school itself may be the capital project.

But the infrastructure effect extends well beyond the school property.

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WHAT THIS MEANS FOR THE EAST CORRIDOR

1. CHESTERMERE IS BECOMING A MORE COMPLETE CITY

Chestermere's growth story was once largely about housing. That is changing. Schools, retail, seniors housing, recreation, transportation and employment-oriented development increasingly point to a community evolving into a more complete urban centre.

2. FAMILY INFRASTRUCTURE MATTERS TO REAL ESTATE

For family buyers, schools are part of the housing decision.

Distance, transportation, walkability, classroom capacity and access to neighbourhood schools can all influence where families choose to live.

That makes future school delivery relevant not only to existing residents, but also to new communities competing for buyers.

3. THE WEST SIDE REMAINS THE AREA TO WATCH

Chestermere's school investment reinforces a pattern already visible in residential development.

Dawson's Landing and Chelsea sit within the city's expanding western edge, alongside Waterford, Clearwater Park and other growth areas.

Education infrastructure is now following that population westward — another sign of where future development momentum is concentrating.

4. SCHOOL CAPACITY IS NOT A FINISHED STORY

Three new schools are significant, but they may not resolve Chestermere's longer-term capacity pressure.

Rocky View Schools expects continued enrolment growth and projects that utilization could again exceed capacity even after the Dawson's Landing K-9 opens.

The larger signal is clear:

this school pipeline may be the beginning of a longer cycle of infrastructure investment needed to support the city still being built.

Sources: Rocky View Schools, Government of Alberta, City of Chestermere.

What to watch

Over the coming months:

- Construction progress on the new Catholic K-9 school
- Procurement & construction milestones for the Dawson's Landing public K-9
- Design and future construction approval for the Chelsea high school
- School attendance boundaries and utilization rates as residential occupancy increases
- Traffic and pedestrian planning around future school sites
- Additional school capital requests as Chestermere continues to grow

FROM THE PUBLISHER

One of the purposes of East Corridor Insider is to look beyond the obvious headline.

A school announcement may appear to be an education story.

It is also a population story, a housing story, an infrastructure story and — ultimately — a real estate story.

Chestermere's three-school pipeline tells us something important about the East Corridor:

the communities being built today are beginning to require the institutions of a much larger population tomorrow.

That is a signal worth watching.

Lori Olijnyk

Publisher, East Corridor Insider



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COMING NEXT WEEK

The next East Corridor growth signal.