

Discovering Choices II – Marlborough

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The “Discovering Choices II” program is located in NE Calgary, operating from storefront space within Marlborough Mall. The program has been in its current location for over 15 years, and is the second largest CBE outreach program in terms of number of students.

With the lease at Marlborough Mall set to end in August of 2021, a lease opportunity has been identified at Northgate Village Shopping Centre, a strip mall location across the street from the current Discovering Choices II location.

In order to relocate the Marlborough Discovering Choices site, the Board of Trustees have approved the commencement of the consideration of closure process for the purpose of moving the Discovering Choices Marlborough site to the new location. The information below provides background as the context of this proposal.

There are approximately 250-300 students currently enrolled in the Discovering Choices II Marlborough program who could be affected by this decision. No other surrounding schools would be impacted as the decision only relates to students enrolled and attending the Discovering Choices program at the Marlborough location. Future growth in student enrolment could increase to as many as 400 students given the added space that will be available in the proposed new location.

The use and availability of space will be increased in the proposed new location. The new space will be 2,700 square feet larger, with two additional classrooms, a kitchen space which can double as CT space, as well as designated office and private meeting spaces.

The new proposed leased space is approximately 500 metres from the original location (across 36 St NE). There would be no transportation implications as the new location is equally well serviced by Calgary Transit and C-train.

The educational and program impacts for the affected students would result in greater opportunities for additional CTS courses, labs for science and break out areas to provide group discussion/instruction. We will be able to provide students better access to technology as we will have more space for computers.

Financially, it is important to consider that if the move were to occur, lease costs would be \$114,114/year (years 1-5), \$125,514/year (years 6-10). This is paid from school per student funding as well an Alberta Education grant. A lower per square foot lease rate means the program can double its instructional space at a cost of only \$1,000 more per year. The cost of the current Marlborough Mall space is extremely expensive and the footprint is dated and in need of



upgrades. The location has had two floods, caused by broken water pipes in the mall that damaged computers, furniture, and materials.

There would be no implications for future disposition as the leased space would return to the owners of the mall. Similarly, there would be no consideration of possible alternative educational or community uses for all or part the current Marlborough Mall school site due to the fact that as a leased space, it would return to the mall owner.

There would be no impact, on the CBE's long-term capital plans as outreach schools do not receive capital funding. It is anticipated that the minimal increase in costs related to the new and larger space could be absorbed by increased student enrollment. The present downturn in the cost of lease space is at an all time low; however the current mall lease space continues to be at a much higher cost than other spaces.