

SEVEN OAKS SCHOOL DIVISION

AGRICULTURAL LEARNING & SERVICE FACILITY

OPEN HOUSE

January 10, 2017

Welcome

The purpose of today's Open House is to:

- 1) Provide an overview of the new site plan, facilities and educational programming of the Seven Oaks School Division Agricultural Learning and Service Facility.
- 2) Demonstrate compliance with recommendations from the RM of West St. Paul Council.
- 3) Demonstrate compliance with recommendations from Provincial approving authorities.
- 4) Demonstrate that local residents concerns have been addressed.
- 5) Answer questions you may have.



There are representatives from the Seven Oaks School Division and their project consultants in attendance at this Open House. Project consultants include:

- *Planners*
- *Architects*
- *Landscape Architects*
- *Engineers*

Please take time to review the posters boards and speak with the project consultants who are on-hand to answer your questions.



PROJECT OVERVIEW

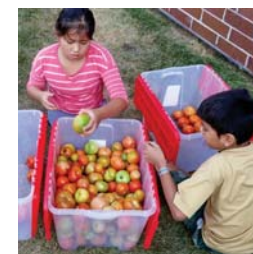
The Seven Oaks School Division Agricultural Learning and Service Facility is a cutting-edge concept which will educate students on the importance of environmental stewardship, agricultural production and healthy nutrition. This facility will provide students with the opportunity to grow healthy food with the overall goal of ensuring that every student has the opportunity to learn about gardening and to eat food they have grown themselves.

The majority (87%) of the site is dedicated to greenspace and agricultural education activities. In order to make efficient use of land and School Division resources this will be a multi-use complex containing the following facilities:

- *Outdoor agricultural education areas and landscaped open space*
- *Indoor educational learning space*
- *Conference facility*
- *Administrative areas*
- *Bus maintenance and parking*

This facility is designed for its local context and will be integrated into West St. Paul. The architecture and site design feature unique elements which serve to compliment the surrounding area:

- *87% of the site is dedicated to open space, natural areas and agricultural fields.*
- *Site design and landscaping is respectful of surrounding residences and features substantial aesthetic and buffering considerations.*
- *Design considerations include situating open space and fields adjacent to existing residences, extensive landscaping, strategic plantings and berms to provide visual buffering and sound attenuation.*
- *The buildings are designed to a high aesthetic standard and will complement the site's natural features.*
- *The facility offers a unique educational experience for students and families and will be an asset to the community.*



WHAT WE HEARD

The RM of West St. Paul and the Seven Oaks School Division have received comments from local residents pertaining to this project. The following is a summary of what we've heard and how it will be addressed.

We are concerned about how the Agricultural Learning and Service Facility will look. Can more information about the proposed design be provided?

A detailed conceptual design of the site and structures are illustrated on Boards 10 and 9. The site features extensive landscape treatment and state of the art buildings. Both have been designed to provide an exceptional educational experience, and showcase the Seven Oaks School Division's commitment to being a good neighbour in West St. Paul.

The Agricultural Learning and Service Facility will require water and wastewater services. How will these be addressed?

Water will be supplied via groundwater supply well and will be installed in accordance with *The Manitoba Groundwater and Water Well Act*. Wastewater for the new facility will be stored in a sewage holding tank and pumped out by a vacuum truck which will be disposed of offsite. Installation of the holding tank is regulated by Manitoba Conservation and *The Environment Act*. For more information, see Board 12.

How will automotive fluids and by-products at the Agricultural Learning and Service Facility be handled and safely dealt with?

All storage of new and used oil will be in tanks with double wall construction. Grit and oil interceptors will be installed in the bus bays to prevent oil from entering the sanitary piping for Bus service areas in accordance with the *Manitoba Plumbing Code*. Waste oil will be removed by a vacuum truck. No gasoline or diesel will be stored onsite. For more information, see Board 13.

How will noise related to the Agricultural Learning and Service Facility be dealt with?

The site has been designed with berms, setbacks, and fencing to help reduce noise infiltration (see Board 7 for more information). It should be noted that School Divisions in Canada are replacing their current fleets with electric buses. Electric buses do not create exhaust or fumes, run quietly, and because school buses have a predictable routes, are the perfect application of this type of green technology. It is anticipated that bus fleets in Manitoba will transition towards this type of green technology in the future.

How is road safety and traffic on Grassmere Rd (PR 220) being addressed?

Based on a recommendation from Manitoba Infrastructure, the number of access points on Grassmere Road have been reduced to just one. The Seven Oaks School Division will be required to obtain all applicable Provincial permits and approvals before proceeding and may also be required to undertake a traffic study, or address the need for road improvements if necessary. Similar facilities throughout Winnipeg's Capital Region have not required signalization. See Board 14 for examples of these.



WHAT WE HEARD CONTINUED...

How many Seven Oaks School Division Staff will work at the Agricultural Learning and Service Facility?

There will be a total of seventy staff members working on site at peak hours, including administrative staff, mechanics, trades people, and bus drivers.

How many vehicles and buses will be parked at the Agricultural Learning and Service Facility?

Parking for staff and visitors will include 165 stalls, 70 of which will be for staff use, with an additional 40 parking stalls to be provided for users of the Agricultural Learning Centre. Parking for up to 65 buses will also be provided, although the Seven Oaks School Division currently maintains a fleet that includes:

- 38 regular school buses
- 9 wheelchair buses
- 6 spare buses
- 6 service vehicles

What are the hours of operation for the Agricultural Learning and Service Facility?

The Agricultural Learning and Service Facility will operate from 6:30 am to 5:00 pm weekdays during the school year, or approximately 185 days a year. The facility will be open on school breaks for administrative and trades staff and the Agricultural Learning Centre will operate through the summer. A few buses will support summer program field trips.

When will construction of the Agricultural Learning and Service Facility begin?

Construction on the Agricultural Learning and Service Facility will commence summer 2017 and conclude summer 2018.

Will the Agricultural Learning and Service Facility be developed in phases?

The Agricultural Learning and Service Facility will be developed as a single project in one phase.

What is the approximate value of the site once construction is complete?

The Agricultural Learning and Service Facility is projected to be valued at over \$6 million.



WHAT WE HEARD CONTINUED...

How much will the Agricultural Learning and Service Facility cost taxpayers?

The project will cost nothing to taxpayers as it will be entirely financed through the sale of the former McPhillips Street servicing site.

How will the cost of operating the Agricultural Learning and Service Facility compare to the existing site on McPhillips Street?

Compared to the existing site, there will be utility savings and efficiencies with a modern facility.

Of the Seven Oaks School Division bus inventory, how many of the buses service residents of West St. Paul?

Presently, 18 of the 38 regular school buses service the residents of West St. Paul. It is anticipated that all future growth in bus routes will be in West St. Paul.

Will the Agricultural Learning and Service Facility have an after hours security plan?

Yes, the Agricultural Learning and Service Facility buildings will be alarmed similar to all other Seven Oaks School Division facilities.

Were other sites considered for the Agricultural Learning and Service Facility?

Yes, several sites were considered. Unfortunately, they did not provide paved road access on a Provincial Highway and proximity to a controlled intersection while staying within the School Division's budget.

The Agricultural Learning and Service Facility features a pond. How will bulrushes and geese be dealt with?

The pond will be constructed using native plants to create a naturalized edge. The planting mix will include a diversity of native plants and will not include the invasive common cattail. Geese prefer conventional, stone lined ponds and do not like the taller grasses and plants found in naturalized ponds as they associate them to being more prone to housing predators and tall plants are more difficult for them to walk through. Naturalized ponds have been successfully used throughout Manitoba's Capital Region.



SCHEMATIC SITE PLAN



NORTH

SCALE: 1:1500
0 5 10 20 50m

VISUAL SCREENING & NOISE ATTENUATION



Plan View
Bus Compound
Perimeter Fence
Naturalized Berms (Hills) and Buffer Plantings (Deciduous & Evergreen)
Recreational Trail



Section
Bus Compound
Perimeter Fence
Naturalized Berms (Hills) and Buffer Plantings (Deciduous & Evergreen)
Recreational Trail



Example of planted berms with pond in background



Example of planted berms with pond in background

PRECEDENT IMAGES: AGRICULTURAL EDUCATION



Naturalized Berms



Watering Station



Connecting Students with Agriculture



Student Gardening



Naturalized Tree Planting



Cultural Garden



Community Gardening



Tree Nursery for future School Division use



Chain Link Fence with Vinyl Inserts



Classroom Agricultural Plots



Harvesting



Naturalized Pond

PRECEDENT IMAGES: RECREATION



Tobogganing on Berms



Undulating Landforms for Climbing



Wellness Trails



Outdoor Education



Recreational Trails



Skating on the Naturalized Pond



Cross-Country Skiing



Outdoor Education



Agricultural Exploration



Winter Fun

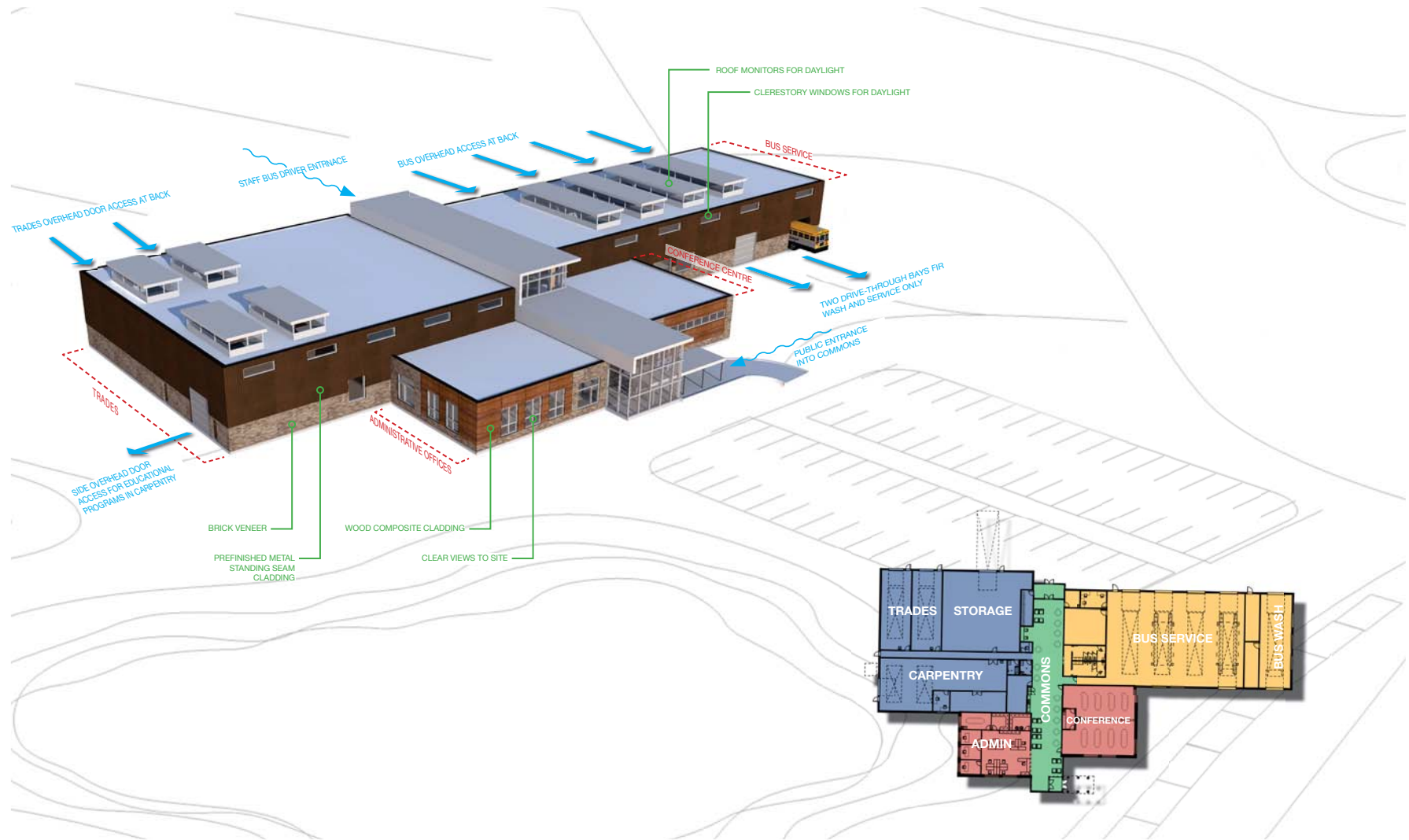


Outdoor Education



Solid Wood Fence Option

OVERVIEW OF THE AGRICULTURAL LEARNING AND SERVICE FACILITY



PERSPECTIVE VIEWS OF THE FACILITY



VIEW TO WEST FROM GRASSMERE RD



STUDENT CLASSROOM GARDEN PLOTS



PUBLIC ENTRANCE



SITE SERVICES

Water and Wastewater

Water Supply - Groundwater Well:

- The groundwater supply well will be installed in accordance with *The Manitoba Groundwater and Water Well Act*.
- The new water well supply will be installed by a Manitoba licensed well driller familiar with the area and local geological conditions.
- The well construction details, geological log, water elevation, well capacity, and available water quality data will be recorded and submitted to a Manitoba Sustainable Development database in accordance with Provincial regulations.
- Well design will include positive drainage away from the well head to prevent surface water infiltration, grout seal around the well casing, pitless adapter with below ground mechanical connections, and a sealed well cap.
- The location of the well will be sited in consideration of setback distances from potential contamination sources (wastewater systems, compost, etc.), in accordance with the Manitoba *Environment Act* regulations.



An onsite retention pond will help manage stormwater runoff

Wastewater - Sewage Holding Tank:

- Waste water for the new facility will be stored in a sewage holding tank. There will be no septic field for the facility. The holding tank will be pumped out by a vacuum truck and disposed of offsite. Holding tanks are an ideal alternative to septic tanks/fields because they prevent wastewater from draining into the soil.
- Sewage holding tank construction is governed by Canadian Standards Association and the installation is regulated by Manitoba Conservation and *The Environment Act*, similar to all other sewage holding tanks in the Province.
- Sewage holding tank requirements under *The Environment Act*, which will be met under this project, include:
 - *Tank must be watertight.*
 - *Prefabricated and Conform to Canadian Standards Association (CSA) B66-00 Prefabricated Septic Tanks and Sewage Holding Tanks. The tank must bear a valid stamp or marking indicating it is CSA certified.*
 - *Constructed of either fiberglass, polyethylene, concrete or other approved materials.*
 - *Must be complete with a watertight access cover for a perpendicular access shaft that extends above the ground surface. Cover must have a child-resistant cover.*
 - *Located where they can easily be accessed by a sewage pump-out truck.*
 - *Minimum setback requirements (minimum distances to buildings, property lines, wells or embankment).*
- Sewage holding tank will have automated system which will notify the building operator a pump-out is needed.

SITE SERVICES



Lighting and Pollution Control

Pollution Control:

Grit and oil interceptors will be installed in the bus bays to prevent oil from entering the sanitary piping for Bus service areas (in accordance with the Manitoba Plumbing Code). These devices separate solids and oils from the waste water prior to discharging into the holding tank.

An indoor waste oil tank will be provided to store waste oil from bus service operations. Waste oil tanks are double wall construction, meaning if the inner wall loses its seal, it will still be contained within the second wall. The space between both walls will be monitored by pressure so that building staff are aware if either wall loses a seal. Waste oil will be removed by a vacuum truck.

New motor oil will be stored indoors in a centralized oil tank for use by the mechanics during bus oil changes. The oil will be pumped to various hand pumps at each bus bay. Similar to the waste oil tank, the new oil tank will feature double wall construction and leak detection.

Fueling for the buses will be handled off site. No gasoline or diesel will be stored on site.



LED overhead lighting

Light Trespass:

“Light trespass” occurs when light produced at one site negatively impacts a neighbouring site. Design consideration will be given to minimize the visual impact of the lighting for the new building and parking lot on surrounding property. Design methods will coordinate the overall visual effect that lighting will give to the site.

Building lighting will be designed to minimize the amount of light that escapes from the windows into surrounding areas. Occupancy detection will be used in the building to turn off lights at night.

The parking area lighting will conform to “Nighttime Friendly” guidelines with light fixture selection and placement to consider the backlight, uplight and glare from the lighting. Shielded fixtures will be used to block the light source from being visible from surrounding areas. Occupancy detection will be used to lower the overall available light at night.

To address headlight trespass, light proof parking fences will be incorporated in the staff and visitor parking areas. The bus compound will be fenced and berming will also be incorporated into the site design.

With these methods and modern fixtures, light trespass on surrounding properties is not expected.

CONTEXT: EXISTING FACILITIES

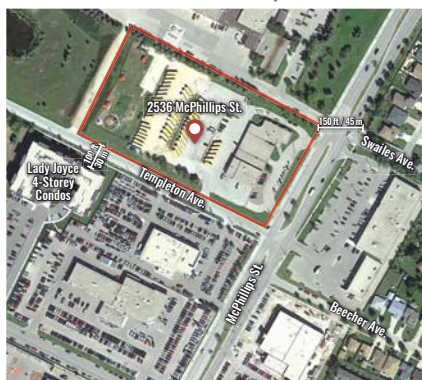
Educational Facilities & School Buildings

Educational facilities are not defined in either the RM of West St. Paul Zoning By-law or *The Public Schools Act*, however, *The Public Schools Act* does define “school buildings” as follows:

“Buildings required or used in a school division or school district for the imparting of instruction or other public school purposes.”

These buildings used for other public school purposes would include student transportation, accommodation and maintenance for the school division transportation fleet, school maintenance services, operations and storage.

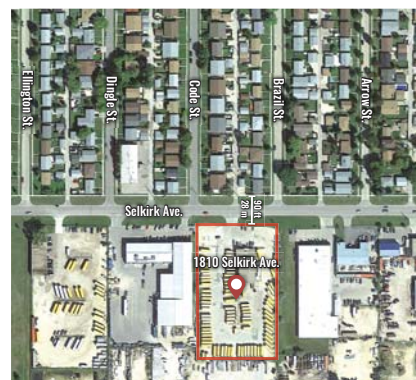
SEVEN OAKS SCHOOL DIVISION | EXISTING FACILITY



RIVER EAST-TRANSCONA SCHOOL DIVISION



WINNIPEG SCHOOL DIVISION



LOUIS RIEL SCHOOL DIVISION



School buildings are an important part of any complete community, and are almost always integrated as a supplementary land use with adjacent residential uses. As the Seven Oaks School Division encompasses a partially rural area where active modes of transportation are not an option for students, school buses play an essential role in the provision of education.

Within Winnipeg’s Capital Region, school divisions store and maintain their bus fleets at various locations that are integrated into their surrounding areas, often immediately adjacent to residences. The images below illustrate the proximity of bus facilities to adjacent residences.

The new Seven Oaks School Division Agricultural Learning and Service Facility sets the highest standard for how it will be integrated into West St. Paul. See Board 2 for a list of features which make it unique and serve to compliment the surrounding area.

One of the current facility’s neighbours sent this unsolicited email and invited us to share it with West St. Paul residents:

“I live across the street from the current Transportation and Maintenance Centre. To be honest I would never know they were there if my mom didn’t work there as a bus driver.

The buses are gone before I go to work, home before I get home from work, and are NEVER an inconvenience. The yard is always well kept and Seven Oaks School Division are good neighbours.”

CONTEXT: NEW FACILITY

