

SEVEN OAKS SCHOOL DIVISION: SUBDIVISION AND REZONING TEMPLETON AVENUE SCHOOL PROJECT PUBLIC OPEN HOUSE

October 30, 2018

PROJECT INFORMATION

- This open house presents information on a subdivision and re-zoning application for 1288 and 1340 Templeton Avenue.
- The application proposes to re-zone the properties from R1-E (Residential Single-family "Estate") to R1-S (Residential Single-Family "Small").
- A Conditional Use (CU) application is also required to allow for the elementary school and daycare being established within the R1-S zone.
- Elementary schools are often located within residential zoning districts as conditional uses to ensure any development on the site is compatible with adjacent residential areas.
- As detailed in the concept plan for Area B, a street right-of-way must be accommodated to facilitate future development in Area C and Area D (see board 7).



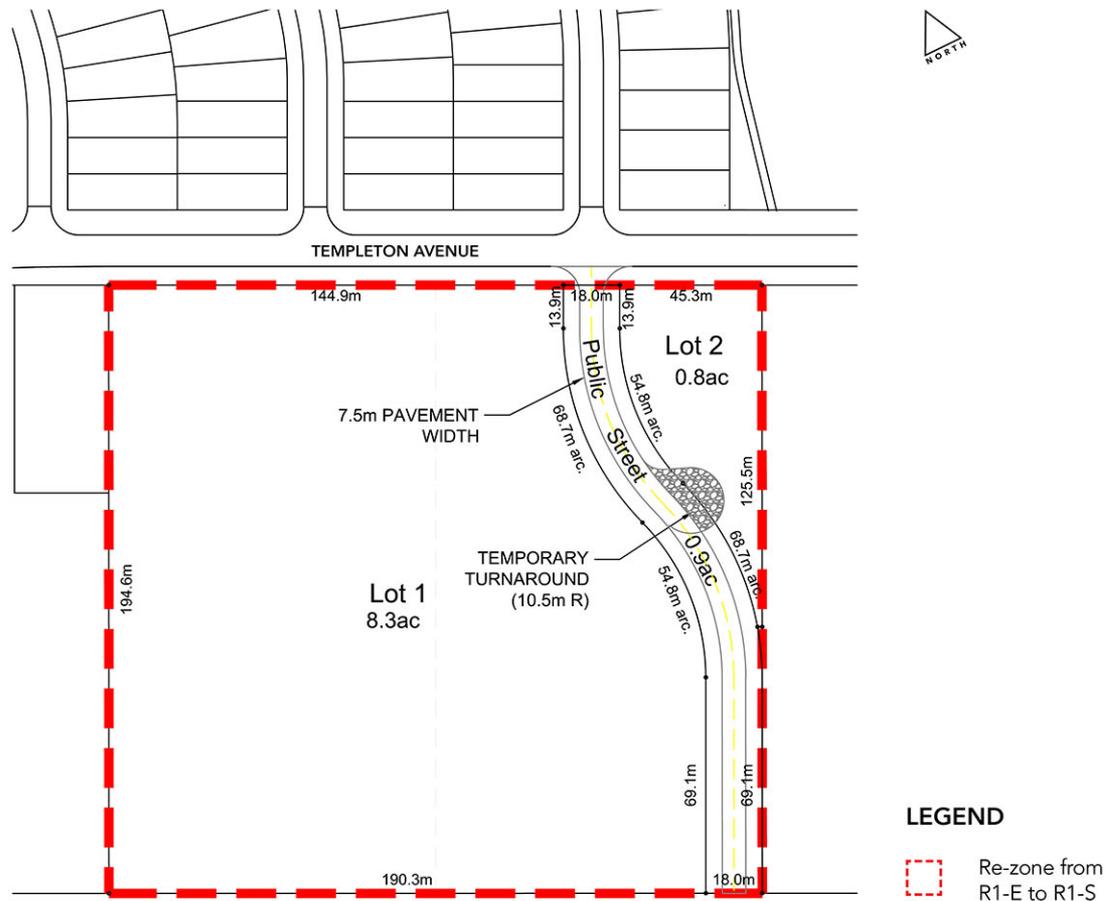
DASZ 16/2018

LEGEND

 Re-zoning Area

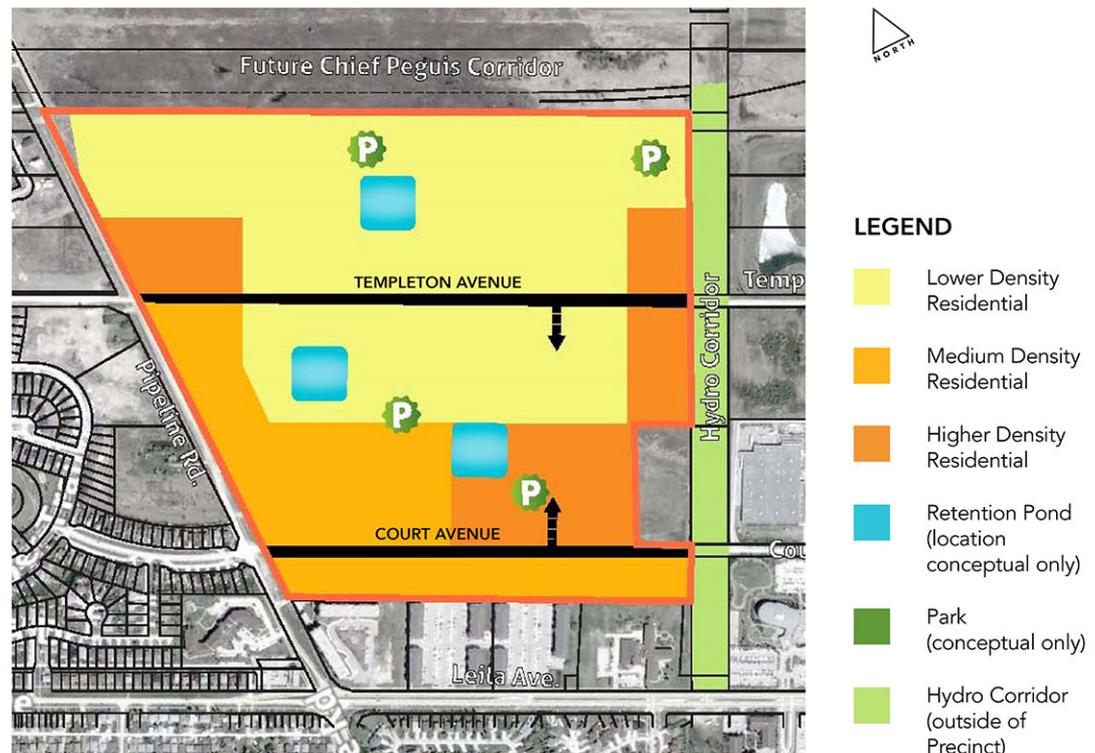
PROJECT DESCRIPTION

- This plan illustrates the proposed subdivision and re-zoning of the site.
- The proposed subdivision would create two new lots and a public street right-of-way.
- The public street would likely initially be developed as far as necessary to serve the school's parking and loading and be extended to the south and east when required to provide access to neighbouring properties.



PLANNING CONSIDERATIONS – PRECINCT E

- This Land Use Concept plan illustrates the intended land uses within the Precinct, including a mix of lower, medium, and higher density residential land uses (Source: Precinct Plan E).
- The proposed school site is located within Precinct E, as identified in the *Complete Communities Direction Strategy of OurWinnipeg*, the City's Development Plan.
- A Precinct Plan for Precinct E was approved in 2014 (SP 4/2014) and sets forth policies to guide development within the area. Policy areas include:
 - A Land Use Concept plan;
 - Land Use Policies for Lower, Medium, and Higher Density Residential areas, parks and schools;
 - Transportation Policies to ensure safe, efficient transportation connections for roads, transit and active transportation;
 - Infrastructure Policies for water, wastewater land drainage and other utilities; and
 - Implementation and Monitoring policies to ensure appropriate phasing and plan updates.

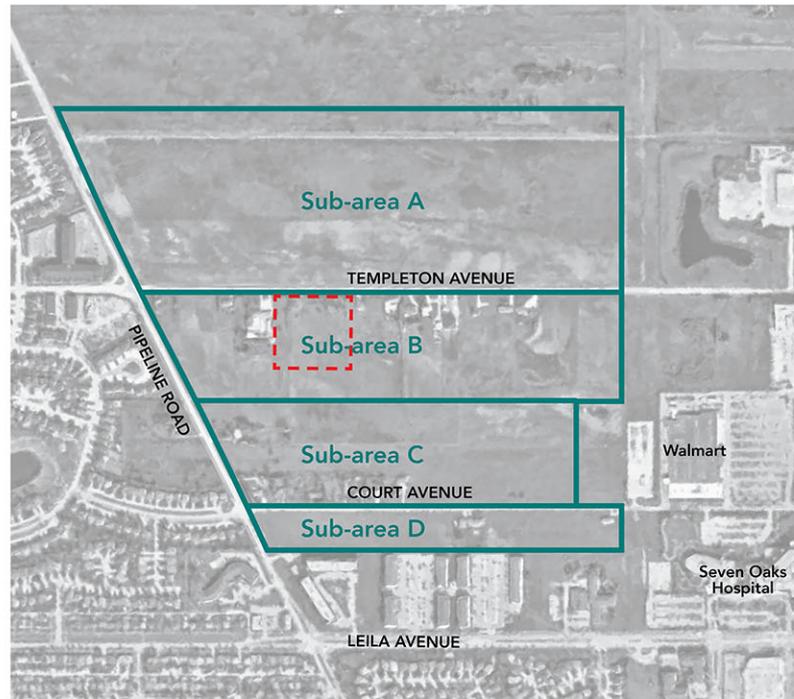


PLANNING CONSIDERATIONS – SCHOOL SITE

- An elementary school was anticipated in the Precinct E Plan, however the Plan does not identify a specific site for the school.
- In order to guide the development of a potential school within Precinct E a series of policies were included in Section 5.5 of the Plan, including:
 - a. A school up to grade 8 and a day care may be located within Precinct.
 - b. A school site shall have frontage on a collector street with direct transit access in addition to at least one boundary of the property fronting on an adjacent or parallel street to facilitate adequate frontage for safe pick up and drop off zones, school bus loop, and staff and visitor parking.
 - c. Sites selected for Early Learning through Grade 8 schools (that may include day care facilities) shall be of a size consistent with any required legislation or city policy.
 - d. The school site location and its site plan design should be compatible with adjacent and near-by land uses.
 - e. The School Division is encouraged to share the use of its facilities, such as the school building and the sports fields, with local groups and organizations.
- While a potential school site is not identified in the Plan, it is stated that the school may be accommodated in the Lower Density, Medium Density, or Higher Density Residential Policy Areas.

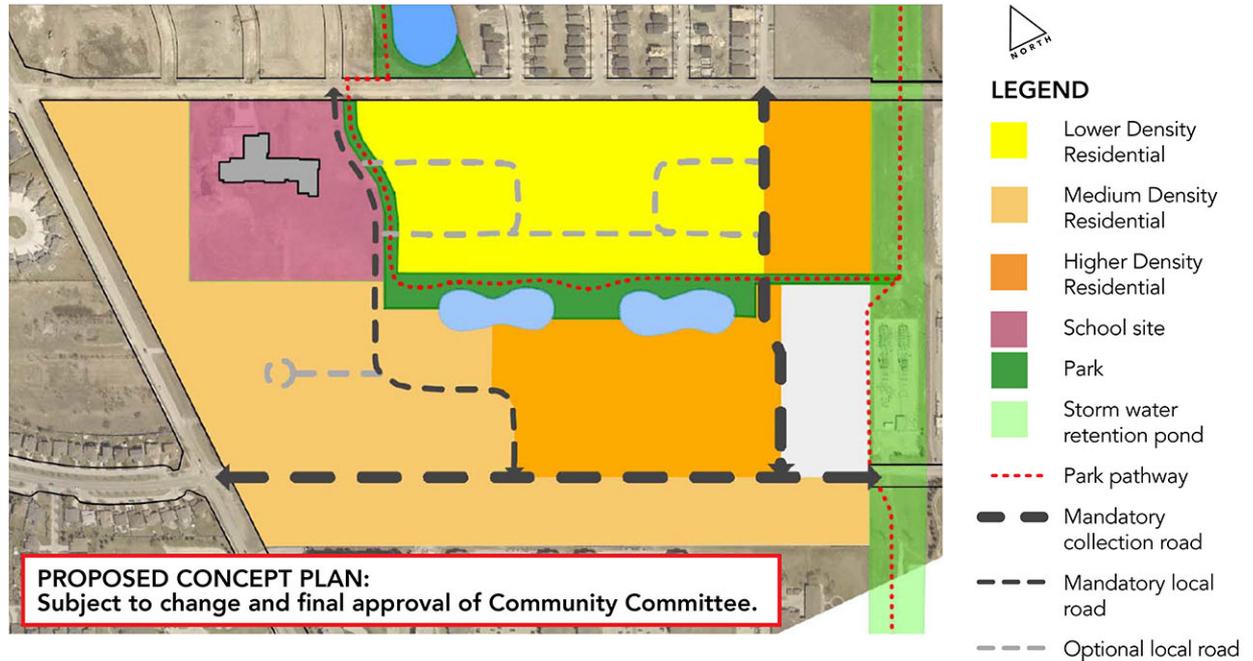
PLANNING CONSIDERATIONS – CONCEPT PLAN

- This map shows Precinct E Sub-Areas (Source: Precinct E Plan).
- Section 4.2 of the Precinct E Plan divides the Precinct into four sub-areas, each with unique planning considerations.
- The proposed school is located within “Area B” which is identified as a “Special Planning Area”.
- The Plan stipulates that Special Planning Areas must have a concept plan approved by Community Committee prior to development occurring.
- The City’s Planning, Property and Development Department has worked with area landowners to prepare a concept plan for the Area B Special Planning Area (see board 7).
- The draft concept plan is intended to be presented at the Community Committee meeting on November 19, 2018.
- Sub-Area A is the location of the Amber Gates development.



PLANNING CONSIDERATIONS – CONCEPT PLAN

- This map illustrates the Proposed Concept Plan for Special Planning Areas B,C,D.
- The proposed concept plan is intended to guide future development in Area B, Area C, and Area D of Precinct E.
- These Sub-areas are characterised by diverse land ownership and therefore require a higher level of detail to ensure all landowners' needs are met.
- A key consideration of the concept plan is transportation. The concept calls for two key north-south roadways, a local street at the proposed school site, and a collector street towards the east end of the Precinct.
- Public Reserve (PR) areas, pathways, and land drainage retention ponds are also considered on the plan.



SERVICING AND TRANSPORTATION

- The proposed subdivision and re-zoning accommodates a north-south local street on the school division's property.
- This roadway must ensure other land owners in Areas B, C, and D are not "landlocked" or unable to pursue future development.
- Landowners to the south and east will be able to connect future road networks to the local street. Cost sharing mechanisms may be implemented.
- The design details of the local street will be subject to Public Works input.
- The Seven Oaks School Division obtained land drainage capacity in the retention network north of Templeton Avenue; therefore, the school site does not require the provision of a land drainage retention pond.
- Water and wastewater services have been installed in the Templeton Avenue right-of-way.

PROPOSED SCHOOL AND DAYCARE

- The Seven Oaks School Division requires an additional elementary school in northwest Winnipeg to accommodate population growth in the area and relieve existing over-capacity at schools.
- The enrollment in five neighbourhood schools is over-capacity by 600 students with 18 portables in use.
- The proposed school is intended to accommodate K-5 students with an initial capacity of 450 students.
- The daycare component is designed to accommodate up to 75 children (infant and preschool).
- The following boards provide conceptual designs of the proposed school building and property.

ELEVATIONS



View from Templeton Avenue



View of main entrance



View from north east



View of south west

SITE PLAN



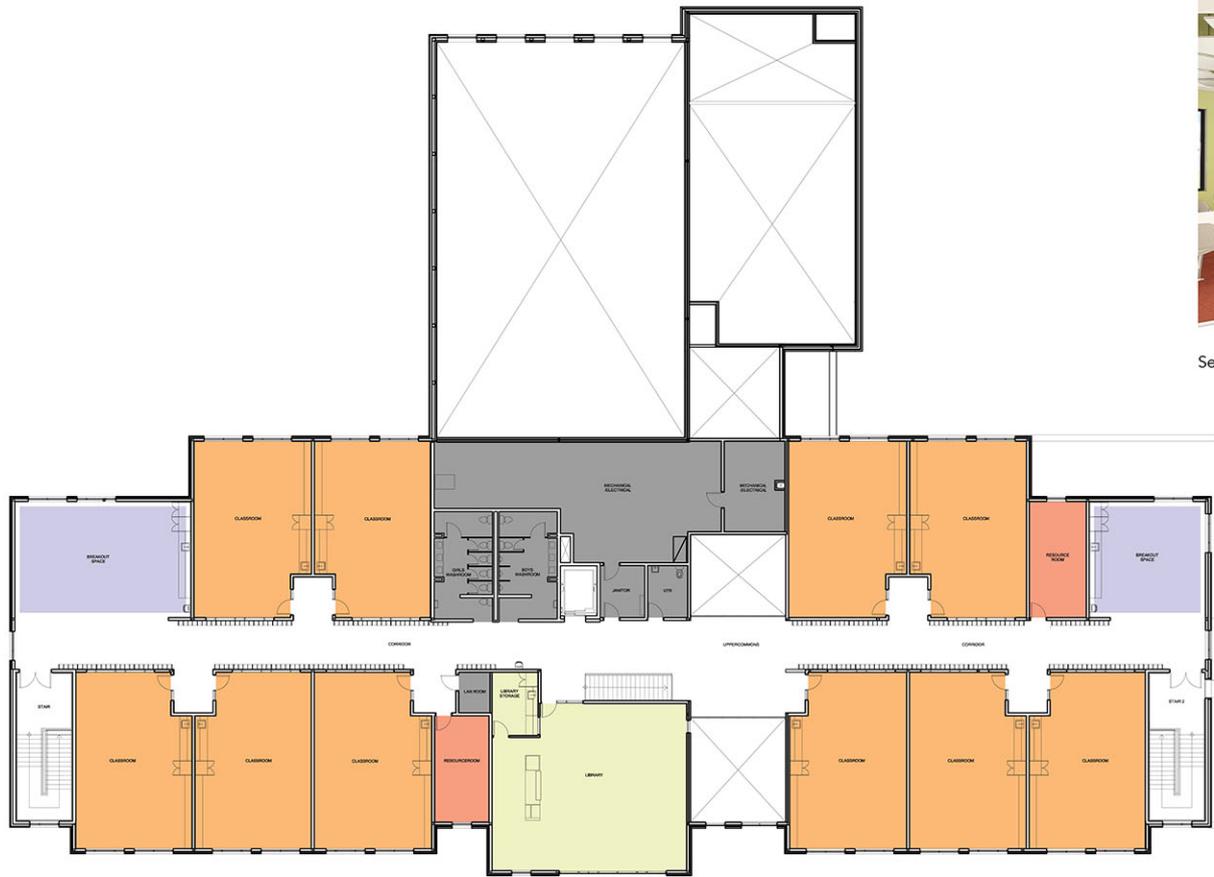
SITE PLAN LEGEND

- PROPERTY LINES
- EXISTING MINOR CONTOURS (2m INTERVAL)
- EXISTING MAJOR CONTOURS (1m INTERVAL)
- EXISTING SPOT ELEVATION
- EXISTING LIGHT STANDARD
- EXISTING FIRE HYDRANT
- FIRE LANE CENTRELINE
- PARKING FENCE CIVIL OUTLETS (REFER TO ELECTRICAL)
- PROPOSED LIGHT STANDARD
- ASPHALT
- TOPSOIL AND SOD
- TOPSOIL AND SEED
- WOODCHIP MULCH
- PROPOSED ASPHALT PATHWAY (1.5m WIDE)
- EXISTING TREE BLUFFS
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED CONIFEROUS TREE PLANTING
- PROPOSED SHRUB/PERENNIAL PLANTING BED OR WOODCHIP MULCH
- CHAIN LINK FENCE (1.22m HEIGHT)
- CHAIN LINK FENCE (1.82m HEIGHT)
- PROPOSED CATCH BASIN (REFER TO CIVIL)
- PROPOSED CURB INLET (REFER TO CIVIL)
- PROPOSED PARA RAMPS
- PARKING SIGNAGE
- PARKING STALLS FOR ELECTRIC VEHICLES
- SITE FURNISHINGS (WASTE RECEPTACLES/BENCHES)
- BICYCLE RACKS: 1 5000 POCKET SHELTER (8000 CAPACITY)
- 34 UNCOVERED BICYCLE PARKING
- BOULDERS (0.6m x 1.2m Ø)
- HOSE REEL (PROFIT FREE) (BASED ON 75 (22m) HOSE LENGTH)
- BOLLARD
- SWALE
- METAL DRAINAGE GRATE

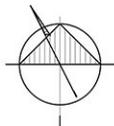
PROPOSED SCHOOL AND DAYCARE MAIN FLOOR PLAN



PROPOSED SCHOOL AND DAYCARE SECOND FLOOR PLAN



Second floor breakout space



- | | |
|---|--|
| Classrooms | Administration |
| Library / Learning Commons | Gymnasium space |
| Resource / Guidance / Lifeskills | Daycare |
| Special Purpose | Daycare Support |
| Kindergarten / Nursery | Support / Service space |

THANK YOU AND NEXT STEPS

- Thank you for attending this open house.
- The public hearing for DASZ 16/2018 and the Conditional Use are scheduled for November 19, 2018, at the Lord Selkirk-West Kildonan Community Committee.
- If you have any further questions please contact:

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