



LRSD 2034



DIVISION SCOLAIRE
LOUIS RIEL
SCHOOL DIVISION

LRSD 2034: An Infrastructure Plan for Growth, Maintenance, and Modernization in the Louis Riel School Division 2024 to 2034

The Louis Riel School Division's Senior Leadership Team has outlined a comprehensive infrastructure plan for the period of 2024 to 2034, focusing on new school constructions, additions, renovations, and system upgrades to address capacity and accessibility issues. Most of the projects outlined in the plan require Manitoba government approval and financial support.

- **School Additions and Renovations:** The document prioritizes several schools for major additions and renovations to address overcrowding and building upkeep and maintenance.
- **Universal Access Projects:** The document lists projects to improve universal access, such as installing elevators, universal washrooms, ramps, accessible parking stalls, automatic door operators, etc.
- **Systems Replacement Projects:** The document itemizes system replacements, including boiler and heating, ventilation, and air conditioning (HVAC) upgrades for various schools.
- **New Elementary School in Precinct J:** A new English program school for Kindergarten to Grade 8 in Precinct J has been requested to open in 2030, with a land acquisition plan for 2026 and design in 2027.
- **New School in Waters Urban Village:** A new English program school for Kindergarten to Grade 8 in Waters Urban Village has been requested to open in 2033, addressing overcapacity issues at Marion School and other nearby schools.
- **New Elementary School and High School in Precinct K:** A new English program high school in Precinct K has been requested to open in 2032, addressing overcapacity issues in the J. H. Bruns Collegiate and Dakota Collegiate families of schools.
- **Future Development in St. Vital Perimeter South:** Development in St. Vital Perimeter South is set to begin in ten years, with plans for a new French Immersion program elementary school and high school to accommodate projected enrolment growth in French Immersion.



Additions by Order of Priority

1. J.H. Bruns Collegiate Addition and Renovations

[\(See Request for Approval\)](#)

- A. Projected enrolments at December 2023 (revised June 2024):
 - i. Sept. 2024: 825
 - ii. Sept. 2025: 902
 - iii. Sept. 2026: 992-1003
 - iv. Sept. 2027: 1064-1093
 - v. Sept. 2028: 1115-1154
- B. The five-year projections include Precinct J beginning in June 2025, with first enrolments arising in 2026.
- C. Precinct K is projected to begin in 3-5 years. It should be noted that enrolment rises to 1458 in 2035, justifying the request for an additional high school in Precinct K. Note that the initial projection for September 2024 was 825 students, but as of Dec. 17, 2024, enrolment has already reached 866.

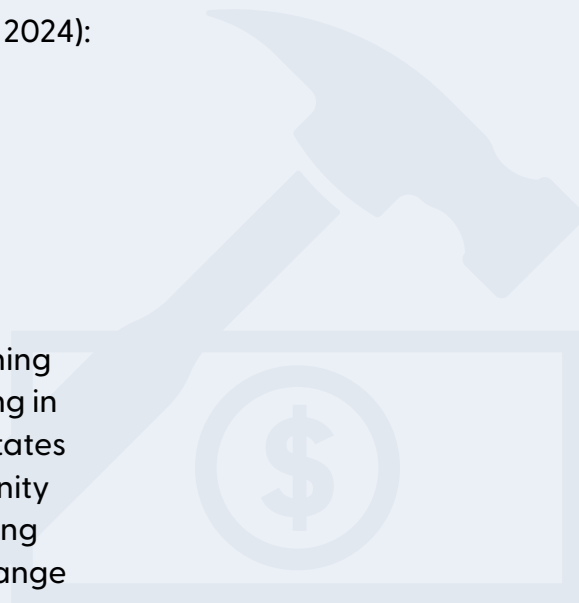


Additions by Order of Priority (continued)

2. Windsor Park Collegiate (296 Speers Rd): Expansion and renovations (See [more info](#))

- A. Projected enrolments at December 2023 (revised June 2024):
 - i. Sept. 2024: 717-752
 - ii. Sept. 2025: 659-711
 - iii. Sept. 2026: 611-672
 - iv. Sept. 2027: 506-561
 - v. Sept. 2028: 507-567

- B. Decline in enrolment results from reassignment, beginning in 2024, of Grade 9-12 English program students residing in Sage Creek to J. H. Bruns Collegiate and Waterside Estates to Nelson McIntyre Collegiate. This allows the opportunity to move the English program population into the building at 296 Speers Road to manage enrolment pressures. Range reflects variable participation rate and schools of choice accommodations. Enrolment is projected to decline at WPC to 474 in 2034 and 460 in 2038; this will provide room to accommodate projected enrolment pressures at Nelson McIntyre Collegiate as enrolment has already reached 821.



Additions Order of Priority (continued)

3. Collège Béliveau (1015 Cottonwood): Expansion and renovations

[\(See more info\)](#)

- A. Projected enrolments at December 2023 (revised November 2024 to include grade 7 and 8 students from École Howden):
 - i. Sept. 2025: 703
 - ii. Sept. 2026: 763
 - iii. Sept. 2027: 820
 - iv. Sept. 2028: 871
- B. The five-year projections include Precinct J and Water Tower District beginning in June 2025, with first enrolments arising in 2026, as well as Precinct K and Water Urban Village beginning in the next 3-5 years.
- C. The five-year projections also include students in grades 7 and 8 transferring from École Howden to Collège Béliveau. This project allows the opportunity to move the French Immersion program population into the building at 1015 Cottonwood to manage enrolment pressures.



Renovations by Order of Priority

1. **Louis Riel Arts and Technology Centre: Renovation of culinary arts and esthetic facilities**
2. **École Provencher: Building envelope, windows, ventilation and accessibility improvements**
3. **École Marie-Anne Gaboury: Entrance addition and renovations**
4. **Windsor School: Building envelope and windows**
5. **Glenlawn Collegiate: Renovation of graphics lab**

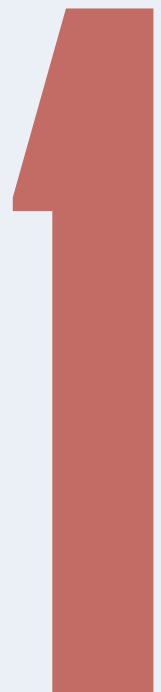


New Schools by Order of Priority



1. École Varennes

- A. Kindergarten to Grade 8, French Immersion program
- B. Student Capacity: 400 students, with core capacity to accommodate 600 students
- C. Land Acquisition: N/A, Land Already Owned
- D. Design: Class D design completed; requesting approval for design and final tender in 2025
- E. Proposed Construction Completion: ASAP - École Varennes building condition assessment report submitted August 15, 2022
- F. Justification: The building condition report detailed assessment of structural, mechanical, electrical, roof and building envelope condition has been conducted. The report highlights that the school building has passed its life expectancy and extensive renovation to all the building systems is required to provide acceptable conditions for the building occupants. The consulting engineers concluded that construction of a new school would be more cost-effective. In addition, the current school building is not accessible and requires several upgrades and improvements to create barrier-free access for persons with mobility disabilities. Proposed new building size is 55,000 sq. ft.
 - i. The design concept study proposes building to accommodate 400 students, with ability to expand to accommodate 600 students.
 - a. École Varennes enrolment has approached 500 students in the past as neighbourhood population and participation rate in French Immersion have fluctuated.
 - b. Significant infill development in the school's catchment area is occurring and projected.
 - c. Neighbouring schools École Provencher and École Henri-Bergeron are projected to grow significantly as Water Tower District and Water Urban Village develop and will exceed capacity as early as 2028; we project reassigning a portion of their catchment area to École Varennes.
 - ii. École Varennes will continue to serve Kindergarten - Grade 8 French Immersion students in the Varennes, Elm Park, St. George, Norberry, Worthington, Lavallee, Alpine Place and Glenwood communities.
 - iii. Projected enrolments at December 2023:
 - a. Sept. 2024: 426
 - b. Sept. 2025: 425
 - c. Sept. 2026: 411
 - d. Sept. 2027: 400
 - e. Sep 2028: 390





2. New Elementary School in Precinct J (North of Sage Creek)

- A. Kindergarten to Grade 8, English program
- B. Student Capacity: 300 students with core capacity to accommodate 450 students
- C. Land acquisition: 2026
- D. Design: 2027
- E. Proposed Construction Completion: 2030
- F. Justification: Precinct J is approximately 510 acres of land located in southeast Winnipeg to the north of Sage Creek Community bounded by Lagimodiere Blvd, Fermor Ave, Plessis Rd, and Abinojii Mikanah. Between 1910 and 2740 residential units are projected to be built; installation of services has already begun with home construction beginning in 2025 and taking about 10-12 years to complete.
 - i. In the English program, if Sage Creek School were to serve Precinct J, enrolment projections indicate that Sage Creek School will exceed its capacity in 2025 and will be over capacity by 300 students by 2030 when the new school is proposed to open.
 - ii. Consequently, Shamrock School will be the temporary catchment school for Precinct J.
 - iii. In instances where enrolment surpasses the capacity at Sage Creek School, students will be redirected to Shamrock School until the new school in Precinct J becomes operational.
 - iv. In the French Immersion program, École Van Belleghem will be the catchment school for Precinct J. Projections show that École Van Belleghem will exceed capacity by over 125 students in 2030.
 - v. In 2030, when a proposed new K-8 English program school opens in Precinct J, the larger K-8 French Immersion program population will move from École Van Belleghem to Shamrock School and the smaller K-8 English program population will move from Shamrock School to École Van Belleghem.

(continued on next page)





- vi. This proposal is predicated on the assumption that immediate approval is received from the Manitoba government to construct an addition at J. H. Bruns Collegiate such that Shamrock School is not required to accommodate over 300 Grade 9 students in 2030.
- vii. Without immediate approval, J. H. Bruns Collegiate will be redesignated to serve only Grade 10 to 12 students beginning in 2026 with Grade 9 students reassigned to Shamrock School.





3. New High School in Precinct K (south of Bonavista and Royalwood)

- A. Grades 9-12, English program
- B. Student Capacity: 700 students, with core capacity to accommodate 1000 students
- C. Land Acquisition: 2027
- D. Design: 2029
- E. Proposed Construction Completion: 2032
- F. Justification: Precinct K is approximately 547 acres of land located in southeast Winnipeg to the south of Bonavista and Royalwood neighbourhoods, between the Seine River and Lagimodière Blvd. Developers are planning to construct 3000 residential units beginning in 3 to 5 years.
 - i. A new high school is proposed to be constructed in the west end of Precinct K, preferably near Warde Ave and the Seine River. The catchment of the school would include southern portions of the current J. H. Bruns Collegiate and Dakota Collegiate catchment areas, which are projected to be 381 and 395 students over capacity at the time of the planned opening in 2032.
 - ii. This proposal is predicated on the assumption that immediate approval is received from the provincial government to construct an addition at J. H. Bruns Collegiate, failing which J. H. Bruns would be 681 students over capacity in 2032.





4. New Elementary School in Precinct K (south of Bonavista and Royalwood)

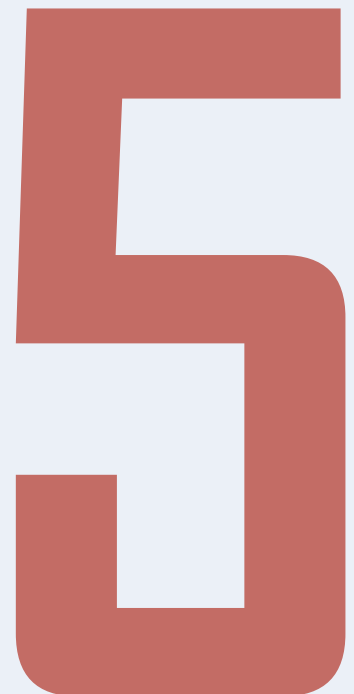
- A. Kindergarten to Grade 8, English program
- B. Student Capacity: 400 students, with core capacity to accommodate 600 students
- C. Land Acquisition: 2027
- D. Design: 2029
- E. Proposed Construction Completion: 2032
- F. Justification: Precinct K is approximately 547 acres of land located in southeast Winnipeg to the south of Bonavista and Royalwood neighbourhoods, between the Seine River and Lagimodière Blvd. Developers are planning to construct 3000 residential units beginning in 3 to 5 years.
 - i. A new English program elementary school is proposed to be constructed in the west end of Precinct K, preferably near Warde Ave and the Seine River. Ideally, the school would be situated on the same parcel of land as the proposed new high school. The school is proposed to accommodate 400 students with possibility of expansion to 600 students.
 - ii. The catchment of the school will include Precinct K and the southern portion of the current Island Lakes Community School catchment area, which is projected to be 57 students over capacity at the time of the planned opening in 2032. This projection is predicated on the assumption that the six modular classrooms requested by LRSD, starting with the four requested in 2023, will be installed and operational, failing which ILCS would be 207 students over capacity. Precinct K is slated to continue growing, with a K-8 enrolment of 370 forecast for the new school in 2038.
 - iii. Note that development of St. Vital Perimeter South (1700 acres of land south of the Perimeter Highway and north of Forbes Road between the Red and Seine Rivers) is scheduled to begin in ten years. Currently, students residing in this area attend Samuel Burland School and Highbury School for English program and École St. Germain for French Immersion. There is projected to be minimal capacity remaining at these schools (23, 114, and 119 students, respectively).
 - iv. Some students residing in the newly developed portions of St. Vital Perimeter South will need to be reassigned to the new elementary school in Precinct K.
 - v. We project that LRSD will be requesting construction of a new French Immersion elementary school in St. Vital Perimeter South for opening in 2036, to be followed by construction of a new French Immersion high school shortly thereafter in the same vicinity.





5. New Elementary School in Waters Urban Village

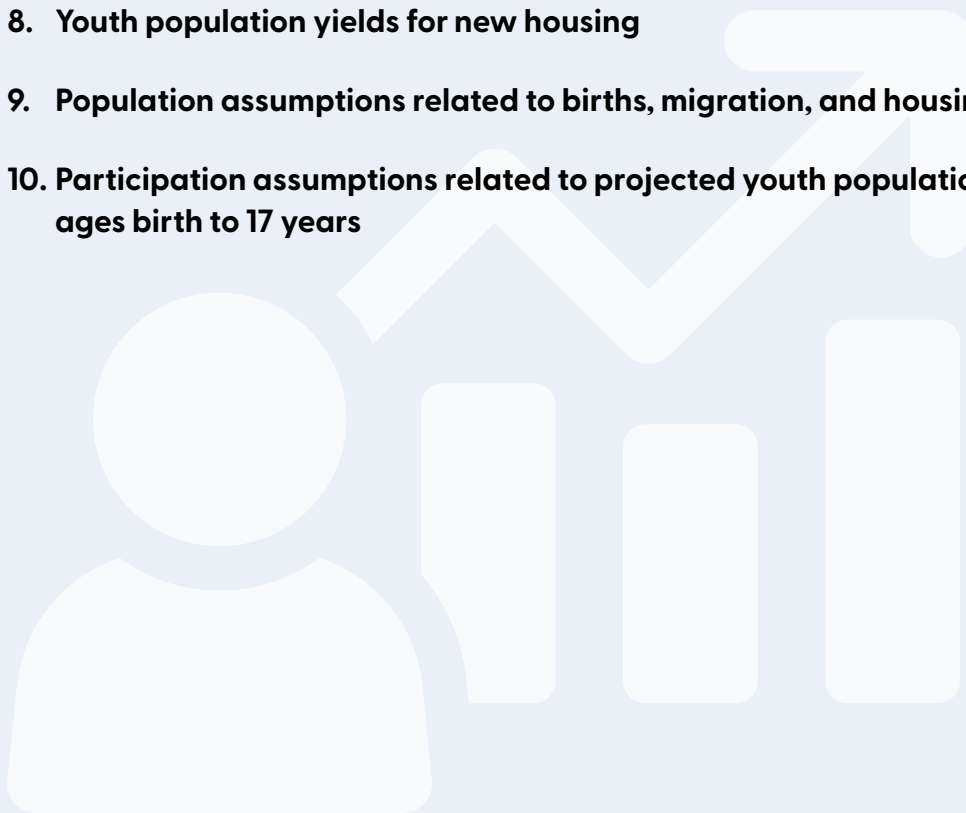
- A. Kindergarten to Grade 8, Dual-Track
- B. Student Capacity: 400 students, with core capacity to accommodate 600 students
- C. Land Acquisition: 2028
- D. Design: 2030
- E. Proposed Construction Completion: 2033
- F. Justification: Waters Urban Village is a mixed use (residential, commercial, business) development south of Dugald Road, west of Waterside Estates, and north of the Greater Winnipeg Water District Railway. Developers plan to construct 2500 to 3300 residential units on 100 acres of land. A parcel of land (no more than 5-6 acres) has been dedicated for new school construction. The school is proposed to accommodate 400 students with possibility of expansion to 600 students.
 - i. The school would serve both English program and French Immersion program students residing in Waters Urban Village and Waterside Estates.
 - ii. Kindergarten-Grade 8 students from this area attend Marion School for English program and Écoles Provencher and Henri- Bergeron for French Immersion.
 - iii. Enrolment projections show that Marion School will be 158 students over capacity when the new school in Waters Urban Village is proposed to open in 2033; this estimate is predicated on the assumption that the 250-seat addition at Marion School, approved by the provincial government on June 29, 2022, will have been fully operational for some time.
 - iv. Enrolment at École Provencher and École Henri-Bergeron is slated to rise to 978 in this same year, 328 beyond their combined capacity. A portion of these students will be reassigned to École Varennes (whose proposed reconstruction will accommodate up to 600 students), with the remainder reassigned to the proposed new school in Waters Urban Village.



How do we determine enrolment projections?

In consultation with members of the Baragar Systems Team, members of the senior leadership team have created a range of enrolment projections by reviewing the following for each of the schools. Data are sourced from various government bodies, including the Canada Revenue Agency and Vital Statistics Bureau:

1. **Youth population patterns ages birth to 17 years since 2013**
2. **Birth patterns since 2013**
3. **Migration patterns since 2013**
4. **Housing trends since 2013**
5. **In catchment enrolment trends since 2013**
6. **Out of catchment enrolment trends since 2013**
7. **Plans for new housing shared by developers and the city**
8. **Youth population yields for new housing**
9. **Population assumptions related to births, migration, and housing**
10. **Participation assumptions related to projected youth population ages birth to 17 years**



Approved Additions and Renovations Awaiting Authorization to Proceed



1. **Marion School: Major addition and renovation project approved on March 25, 2022. Awaiting authorization to proceed with construction.**
2. **Shamrock School: Approved for wall replacement on June 29, 2022. Awaiting authorization to proceed with construction**



Universal Access Projects by Order of Priority



1. **Dakota Collegiate: elevator, universal washroom**
2. **Archwood School: universal washroom**
3. **École Van Belleghem: universal washroom**
4. **École Provencher: elevator**
5. **St George School: universal washroom, elevator**
6. **Niakwa Place: universal washroom**
7. **Victor Mager School: universal washroom**
8. **Samuel Burland School: universal washroom**
9. **Shamrock School: universal washroom**
10. **Highbury School: universal washroom**



Structural Projects by Order of Priority



1. **Windsor School: Building envelope and window replacement**
2. **Nelson McIntyre Collegiate: South end of the building is shifting and cracking**



System Replacements Projects by Order of Priority



1. **École St. Germain: Replace failed boiler**
2. **École Marie-Anne-Gaboury: Replace boiler**
(Tender Drawings ready - waiting for approval)
3. **Collège Jeanne-Sauve: Add air makeup unit to Gym**
4. **Collège Béliveau: Add air makeup unit to Gym**
5. **Nordale School: Add air makeup unit to Library**
6. **Island Lakes Community School: Add air makeup unit to Library**
7. **École Provencher: Add second air handling unit**
8. **École Varennes: Add make-up air unit to Gym**
9. **Archwood: Replace remaining Burnham boiler (2001)**
10. **H.S. Paul School: Replace Laars boiler (1989)**
11. **Hastings School: Replace Napanee boiler (1961)**
12. **Minnetonka School: Replace Napanee boiler (1959)**
13. **Samuel Burland School: Replace two engineered make-up air units**
14. **École St. Germain: Replace two engineered make-up air unit**
15. **École Julie-Riel: Replace north hallway make-up air unit**

