

Tuesday, May 9, 2017, 6:00 pm
Tecumseh Town Hall
www.tecumseh.ca

Pages

1. CALL TO ORDER

2. ROLL CALL

3. DISCLOSURE OF PECUNIARY INTEREST

4. INTRODUCTION AND PURPOSE OF MEETING

The purpose of the meeting is to consider the status of issues that arose at the first public meeting regarding the proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

An application has been filed with the Town of Tecumseh requesting that the St. Clair Beach Official Plan be amended by changing the land use designation on a 1,000 square metre (10,764 square foot) property located on the east side of St. Mark's Road (116 St. Mark's Road), approximately 60 metres south of its intersection with Riverside Drive from "Single Family Residential" to "Commercial" along with a site-specific land use policy. The proposed site-specific land use policy would facilitate an addition to the existing Lakeview Montessori private school consisting of an auditorium/gymnasium.

5. DELEGATIONS

6. COMMUNICATIONS

- a. Second Notice of Public Meeting 2

Re: Lakeview Montessori Private School Proposed Official Plan Amendment and Zoning By-Law Amendment

- b. Manager Planning Services, Report No. 11/16 4

Re: Official Plan Amendment and Zoning By-Law Amendment, Lakeview Montessori School, 116 St. Mark's Road

- c. Manager Planning Services, Report No. 13/17 20

Re: Official Plan Amendment and Zoning By-Law Amendment, Lakeview Montessori School, 116 St. Mark's Road

7. ADJOURNMENT

**TOWN OF TECUMSEH
NOTICE OF A SECOND PUBLIC MEETING
REGARDING LAKEVIEW MONTESSORI PRIVATE SCHOOL
PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a second public meeting on **Tuesday, May 9th, 2017 at 6:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider the status of issues that arose at the first public meeting regarding the proposed Official Plan and Zoning By-law amendments pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

An application has been filed with the Town of Tecumseh requesting that the St. Clair Beach Official Plan be amended by changing the land use designation on a 1,000 square metre (10,764 square foot) property located on the east side of St. Mark's Road (116 St. Mark's Road), approximately 60 metres south of its intersection with Riverside Drive (see Key Map on reverse side) from "Single Family Residential" to "Commercial" along with a site-specific land use policy. The proposed site-specific land use policy would facilitate an addition to the existing Lakeview Montessori private school consisting of an auditorium/gymnasium. Private schools are specifically permitted within the "Commercial" designation. A Commercial designation on the lands proposed for the gymnasium addition is being proposed in order to maintain consistency with the balance of the school site's Commercial designation; however it is proposed that the permitted uses for the subject property be limited to only the proposed new auditorium/gymnasium and associated on-site parking. A residential dwelling used as a church rectory associated with the St. Mark's By-The-Lake Church (which abuts to the south) previously occupied the subject property. The property was subsequently purchased by Lakewood Montessori private school and the dwelling was demolished in June of 2015.

A corresponding application has been filed with the Town of Tecumseh requesting that St. Clair Beach Zoning By-law 2065 be amended by rezoning the subject property from "Residential Type Two Zone (R2)" to a site-specific "General Commercial Zone (C1)". The proposed site-specific "General Commercial Zone (C1)" zone would restrict the uses on the subject property to only an auditorium/gymnasium associated with the existing school facility along with associated on-site improvements. No other commercial uses would be permitted. The site-specific zone would also establish a reduced minimum interior side yard width of 10 feet (rather than the typical requirement of 25 feet) for a portion of the property. In addition, the minimum interior side yard width provision pertaining to the existing Lakeview Montessori's site will be revised to facilitate the proposed expansion.

Council held an initial public meeting on these applications on Tuesday, July 26, 2016 at which a number of issues were raised by abutting property owners. Council determined that a second be held once a traffic impact study was completed and regard had been given to the various issues expressed at the first public meeting, which has now taken place. It is now appropriate to schedule the second public meeting to further consider the applications. The purpose of the second public meeting is to review the revised proposal and the findings of the traffic impact study and to summarize how the various issues are proposed to be addressed. A Planning Report summarizing the issues and how they have been addressed will be presented at this second public meeting.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan amendment and/or Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Essex (the Approval Authority) to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Municipal Board.


If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Official Plan amendment is adopted or the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the proposed Official Plan amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION relating to this matter is available for review during regular office hours at the Town Municipal Office on Lesperance Road.

KEY MAP



 Lands Subject to Proposed Amendments

DATED AT THE TOWN OF
TECUMSEH THIS 27TH DAY
OF APRIL, 2017.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD,
TECUMSEH, ONTARIO
N8N 1W9



**THE CORPORATION OF THE
TOWN OF TECUMSEH**

**PLANNING AND BUILDING SERVICES
DEPARTMENT
Report No. 11/16**

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager, Planning

DATE: June 22, 2016

DATE TO COUNCIL: June 28, 2016

SUBJECT: Official Plan Amendment and Zoning By-Law Amendment
Lakeview Montessori School
116 St. Mark's Road
OUR FILE: D19 LAKMON

RECOMMENDATIONS:

It is recommended that:

1. The scheduling of a public meeting, to be held on Tuesday, July 26, 2016 at 5:15 p.m., in accordance with *The Planning Act* for the applications submitted by Lakeview Montessori School to amend the Village of St. Clair Beach Official Plan and Zoning By-law 2065 by redesignating and rezoning a 1,000 square metre (10,764 square foot) property located on the east side of St. Mark's Road (116 St. Mark's Road), approximately 60 metres south of its intersection with Riverside Drive, from:
 - i) the Official Plan land use designation of "Single Family Residential" to "Commercial" with a site-specific policy area; and
 - ii) the zoning of "Residential Type Two Zone (R2)" to a site-specific "General Commercial Zone (C1)"

to permit an auditorium/gymnasium/special event facility expansion to the existing Lakeview Montessori School, be authorized.

BACKGROUND:

The 1,000 square metre (10,764 square foot) subject property has a frontage of 30.48 metres (100 feet) and is located on the east side of St. Mark's Road, approximately 60 metres south of its intersection with Riverside Drive (116 St. Mark's Road) (see Attachment 1 for location).



Figure 1: View of subject property from St. Mark's Road, as of May 2015

A residential dwelling used as a church rectory associated with the St. Mark's By-The-Lake Church (which abuts to the south) previously occupied the property. The property was subsequently purchased by Lakewood Montessori School ("the applicant") and the dwelling was demolished in June of 2015. This former residential lot has now been consolidated with the balance of the applicant's land holdings (which front onto Riverside Drive).

The subject property is situated in the former Village of St. Clair Beach within a stable, low-density, residential neighbourhood. Abutting the subject property to the immediate north is the existing Lakeview Montessori private school, to the immediate east of which is an additional separate commercial property. Abutting the subject property to the immediate south is the St. Mark's By-The-Lake Church. The balance of the surrounding neighbourhood (along St. Mark's Road, Arlington Boulevard and Riverside Drive) is composed of single detached residential dwellings (see Attachment 2).

It should be noted that although the Lakeview Montessori private school functions as an institutional use, the lands which it occupies are designated and zoned commercially. Private schools are specifically permitted within the "Commercial" designation and zoning that applies to the existing private school property.

Over the past several months, the applicant has met with Town Administration to discuss a proposed new auditorium/gymnasium/special event facility expansion to the existing Lakeview Montessori School. The expansion is proposed to occur at the south-western portion of the existing school (which fronts onto St. Mark's Road) and extend onto the currently vacant former residential lot. The applicant has provided a preliminary site plan and architectural renderings of the proposed expansion (see Attachments 3, 3A and 3B). Based on the foregoing, the applicant has now filed applications with the Town to amend the St. Clair Beach Official Plan and Zoning By-law 2065 to permit the proposed expansion southerly onto the vacant lot.

Proposal Details

The applications filed with respect to the subject property are summarized as follows:

Application 1: Official Plan Amendment

The St. Clair Beach Official Plan is proposed to be amended by redesignating the subject property from "Single Family Residential" to "Commercial" with a site-specific policy area. A Commercial designation is being proposed in order to maintain consistency with the balance of the school site's Commercial designation; however it is proposed that the proposed expansion lands will be limited to permitting the proposed new auditorium/gymnasium/special event facility and associated on-site parking.

Application 2: Zoning By-law Amendment

The St. Clair Beach Zoning By-law 2065 is proposed to be amended to rezone the subject property from "Residential Type Two Zone (R2)" to a site-specific "General Commercial Zone (C1)" that will limit the permitted use to an auditorium/gymnasium/special event facility associated with the private school located to the immediate north. In addition, the minimum interior side yard width provision

pertaining to the existing Lakeview Montessori's site will be revised to facilitate to proposed expansion.

COMMENTS:

Provincial Policy Statement, 2014

The Planning Act establishes that Council, when making decisions that affect a planning matter, "shall be consistent with" the 2014 Provincial Policy Statement ("PPS") issued under *The Planning Act*. The PPS encourages and supports development on lands identified for urban growth in settlement areas. Relevant excerpts include:

"1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;*

"1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated."*

Intensification includes the development of a property at a higher density than currently exists through, among other things, the expansion or conversion of existing buildings. The proposal is looking to introduce an expansion to the existing school by way adding a new auditorium/gymnasium/special event facility and thereby providing a more diverse educational opportunity at this site.

Given that the PPS encourages and supports an appropriate mix of urban uses along with redevelopment on lands that are within settlement areas, these proposed amendments would be in keeping with the policy direction outlined in the PPS.

County of Essex Official Plan, 2014

The subject property is within a Secondary Settlement Area as identified in the County Official Plan. The County Official Plan encourages urban development within identified settlement areas.

The following goals and policies of the County Official Plan are of relevance in the assessment of the subject proposal:

“3.2.2 Goals

The following goals are established for those lands designated as Settlement Areas on Schedule “A1”:

- a) Support and promote public and private re-investment in the Primary Settlement Areas.*
- b) To support and promote healthy, diverse and vibrant settlement areas within each of the seven Essex County municipalities where all county residents, including special interest and needs groups can live, work and enjoy recreational opportunities.*
- d) To promote the creation of public places within all neighbourhoods that foster a sense of community pride and well-being and create a sense of place.”*

It is the opinion of the writer that the proposed applications conform to the County of Essex Official Plan.

St. Clair Beach Official Plan

As noted previously, the subject property is located within the former St. Clair Beach settlement area and is currently designated “Single Family Residential” in the St. Clair Beach Official Plan (see Attachment 4). The current designation reflects the historical use of the property as a residential dwelling. The balance of the applicant’s land holding (where the existing school is located) is designated “Commercial” in the St. Clair Beach Official Plan. This designation permits the existing private school, in addition to a wide range of other commercial/retail uses.

In order to permit the proposed expansion of the Lakeview Montessori School onto the subject property, an amendment to the Official Plan, changing the land use designation of the subject property to “Commercial” with a site-specific policy area is required. The site-specific designation will be similar to the balance of the existing school lands (in that the property will be in a commercial designation); however, the site-specific policy will establish that the only use permitted on the subject property would be the proposed auditorium/gymnasium/special event facility.

Subsection 8.13 of the Plan, Amendment Procedures, establishes that, when contemplating an amendment to the Official Plan, due regard shall be had to the following matters:

- i) the physical suitability of the land to be used for the proposed use;***

The subject property is currently vacant. The property is of a size that will accommodate the proposed expansion and associated parking requirements as established by the zoning by-law.

ii) *the adequacy of municipal and utility services;*

The subject property is currently serviced by a municipal water supply and municipal sanitary and stormwater sewers. Any new development on the property will be fully serviced.

iii) *the adequacy of the road system to accommodate the projected traffic volume increases;*

It is acknowledged that over the years there have been issues with traffic congestion and “illegal parking” along St. Mark's Road during the morning drop-off and the afternoon pick-up at the school. It is Administration's understanding that protocols and procedures have been introduced (i.e. staggered drop-off/pick-up times, staging in the parking lot north of the school) that have significantly reduced the adverse impacts to the user of the public road and the adjacent residents. The proposed expansion should not have any direct impact as it relates to the morning drop-off and the afternoon pick-up time periods. In fact, with the provision of some additional parking to the immediate south of the proposed building expansion, there may be some marginal improvement.

Having stated that, there will now be the potential for some impacts during special events at the school in the proposed new building (e.g. graduation). These events are typically irregular and infrequent, yet common to both public and private schools. There is an increase in parking pressure during these limited times, however the applicant has advised that Lakeview Montessori School has an informal agreement (by way of financial compensation) with the abutting church property that permits the school to use the church's parking area during these peak times. This arrangement does offer considerable mitigation when higher parking demands occur as a result of special school functions.

iv) *the compatibility of the proposed use with existing and potential future uses in the surrounding area.*

As noted earlier in this report, the subject property is situated in the former Village of St. Clair Beach within a stable, low density, residential neighbourhood. Abutting the subject property to the immediate north is the existing Lakeview Montessori private school, to the immediate east of which is an additional separate commercial property. Abutting the subject property to the immediate south is the St. Mark's By-The-Lake Church. The balance of the surrounding neighbourhood (along St. Mark's Road, Arlington Boulevard and Riverside Drive) is composed of single detached residential dwellings.

Although a significant addition is proposed that primarily adds a new component to the academic experience at the school (i.e. gymnasium), the external impacts to the neighbourhood should be negligible. The overall site will fundamentally continue as a school, granted with a larger “footprint”. Accordingly, other than some building mass changes, the character of the surrounding area should remain relatively stable and the uses complimentary with one another.

It is noted, however, that the design and layout of the proposed building addition will have to take into consideration the proximity of the residential dwellings to the immediate east and west to ensure the uses remain compatible

Based on the foregoing, it is the opinion of the writer that the proposal warrants further consideration and in particular that public input be sought as part of the review of the proposed amendment to the St. Clair Beach Official Plan.

St. Clair Beach Zoning By-law 2065

As noted above, the subject property is currently zoned "Residential Type Two Zone (R2)" on Schedule "A", of St. Clair Beach Zoning By-law 2065 (see Attachment 5). The proposed zoning by-law amendment will place the lands into a site-specific "General Commercial Zone (C1)". The current school lands are zoned "General Commercial Zone (C1-3)", which permits the private school, along with various other commercial uses.

The site-specific "General Commercial Zone (C1)" proposed to apply to the subject property will restrict the uses on the subject property to only an auditorium/gymnasium/special event facility associated with the school facility. No other commercial uses will be permitted. In addition, the zone will establish a reduced minimum interior side yard width of 10 feet (rather than the typical requirement of 25 feet). As noted above, the current school's "General Commercial Zone (C1-3)" will be revised to also reflect the proposed reduced interior side yard width.

Given the policies of the PPS, County of Essex Official Plan and the St. Clair Beach Official Plan, the proposed rezoning, in the opinion of the writer, warrants further consideration and can be contemplated in conjunction with the associated Official Plan amendment application.

Site Plan Control

The subject property is subject to site plan control. If the Official Plan and Zoning By-law amendment applications were successfully approved and adopted, the applicant will need to enter into a site plan control agreement with the Town prior to any development taking place. This will enable the Town to use the site plan control process to adequately address all servicing and site design issues (including curbing and paving of access/parking areas, landscaping, lighting, stormwater management, etc.) prior to any new development occurring on site.

Building Services / Fire and Emergency Services

No concerns with the proposed applications have been identified by Building Services or Fire and Emergency Services.

Engineering / Municipal Services

No concerns with the proposed applications have been identified by Public Works and Environmental Services.

Conclusion

Lakeview Montessori has been operating at the corner of Riverside Drive and St. Mark's Road for a considerable period of time. In essence, it has become an established use at this site and is an integral part of the surrounding, primarily residential, neighbourhood. As is common with other schools, there have been periods where these uses have co-existed with some level of disruption, particularly as it relates to traffic impacts during the morning drop-off and afternoon pick-up. However, these periods, we understand, are becoming less of a common occurrence.

Having regard to all the matters discussed in the Report, it is the opinion of the writer, along with Town Administration, that this proposal warrants further consideration and input from the neighbouring residents. A public meeting to consider the proposed official plan and zoning by-law amendments, in accordance with the requirements of the *Planning Act*, will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. This will offer an opportunity to fully evaluate and have proper regard to the various issues identified through the public consultation process.

CONSULTATIONS:

The application was reviewed at recent Planning Staff Review meeting(s) by:

Public Works and Environmental Services

Fire and Emergency Services

FINANCIAL IMPLICATIONS

There are no financial implications.

Planning and Building Services Report 11/16
 Official Plan Amendment and Zoning By-Law Amendment
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016

LINK TO STRATEGIC PRIORITIES

No.	2015-16 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐

Planning and Building Services Report 11/16
Official Plan Amendment and Zoning By-Law Amendment
Lakeview Montessori School
116 St. Mark's Road
OUR FILE: D19 LAKMON
June 22, 2016

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Prepared by:

Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Chad Jeffery, MA, MCIP, RPP
Manager, Planning

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

ED

Attachment(s):

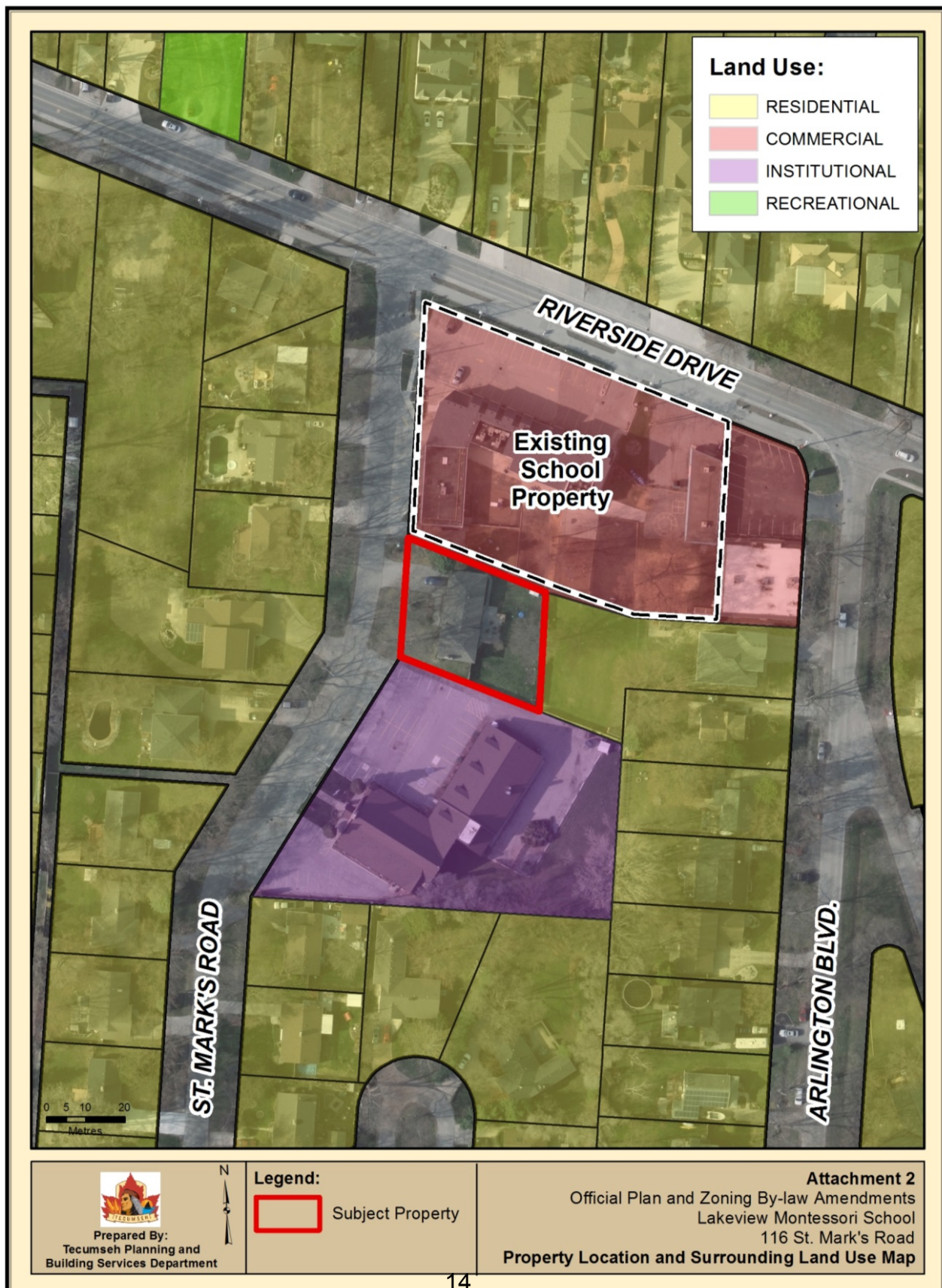
1. Subject Property Map
2. Property Location and Surrounding Land Use Map
3. Site Plan
- 3A. Architectural Rendering #1
- 3B. Architectural Rendering #2
4. Official Plan Map
5. Zoning Map

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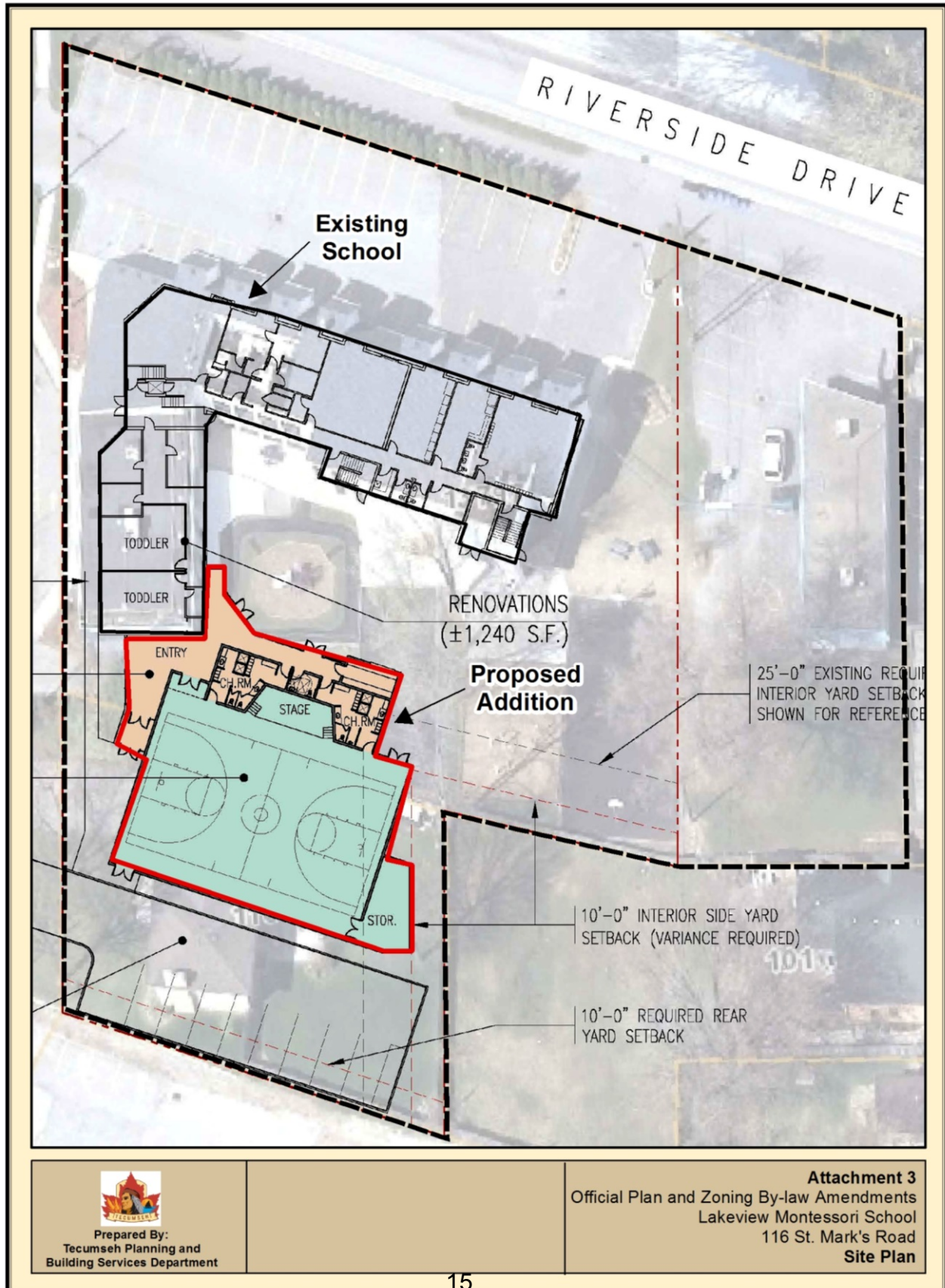
Planning and Building Services Report 11/16
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 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016




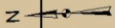

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 Lakeview Montessori School
 116 St. Mark's Road
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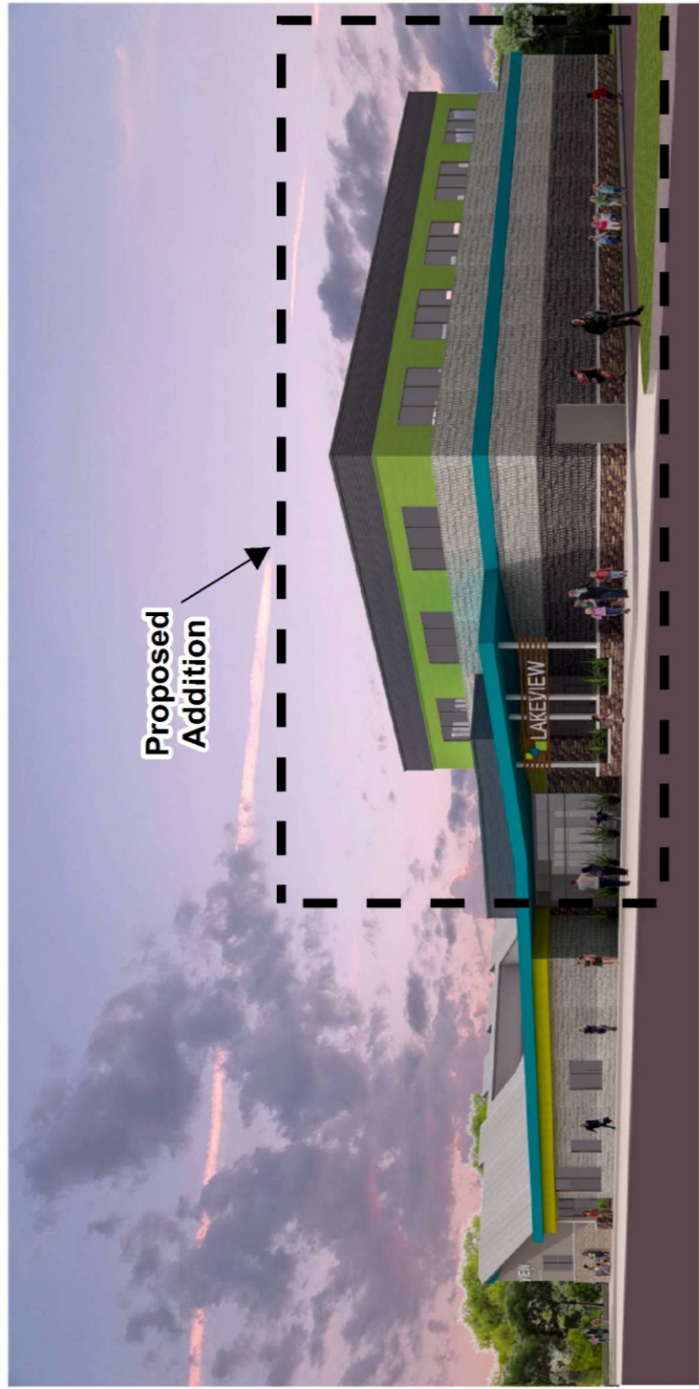
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 Official Plan Amendment and Zoning By-Law Amendment
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016

 <p>Prepared By: Tecumseh Planning and Building Services Department</p>		<p>Attachment 3A Official Plan and Zoning By-law Amendments Lakeview Montessori School 116 St. Mark's Road Architectural Rendering #1</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 65%;">  <p>Proposed Addition</p> </div> <div style="width: 30%; text-align: right;"> <p>PROPOSED RENOVATIONS & ADDITION TO LAKEVIEW MONTESSORI SCHOOL TECUMSEH, ONTARIO</p> <p>A architectural 1670 Mercar St. Windsor Ontario N8X 3P7 Tel 519-254-3430 Fax 519-254-3842 www.ada-architect.ca</p> <p>D design</p> <p>A associates architects</p> </div> </div> <p style="text-align: right;"><i>View: Looking south along St. Mark's Road from intersection with Riverside Drive</i></p>		

Planning and Building Services Report 11/16
 Official Plan Amendment and Zoning By-Law Amendment
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016



Proposed Addition

A architectural | 1670 Mercer St.
Windsor | Ontario
N8X 3P7
Tel: 519-254-3430
Fax: 519-254-3642
www.ada-architect.ca

D design

A associates
for business

**PROPOSED RENOVATIONS & ADDITION TO
 LAKEVIEW MONTESSORI SCHOOL**

TECUMSEH, ONTARIO

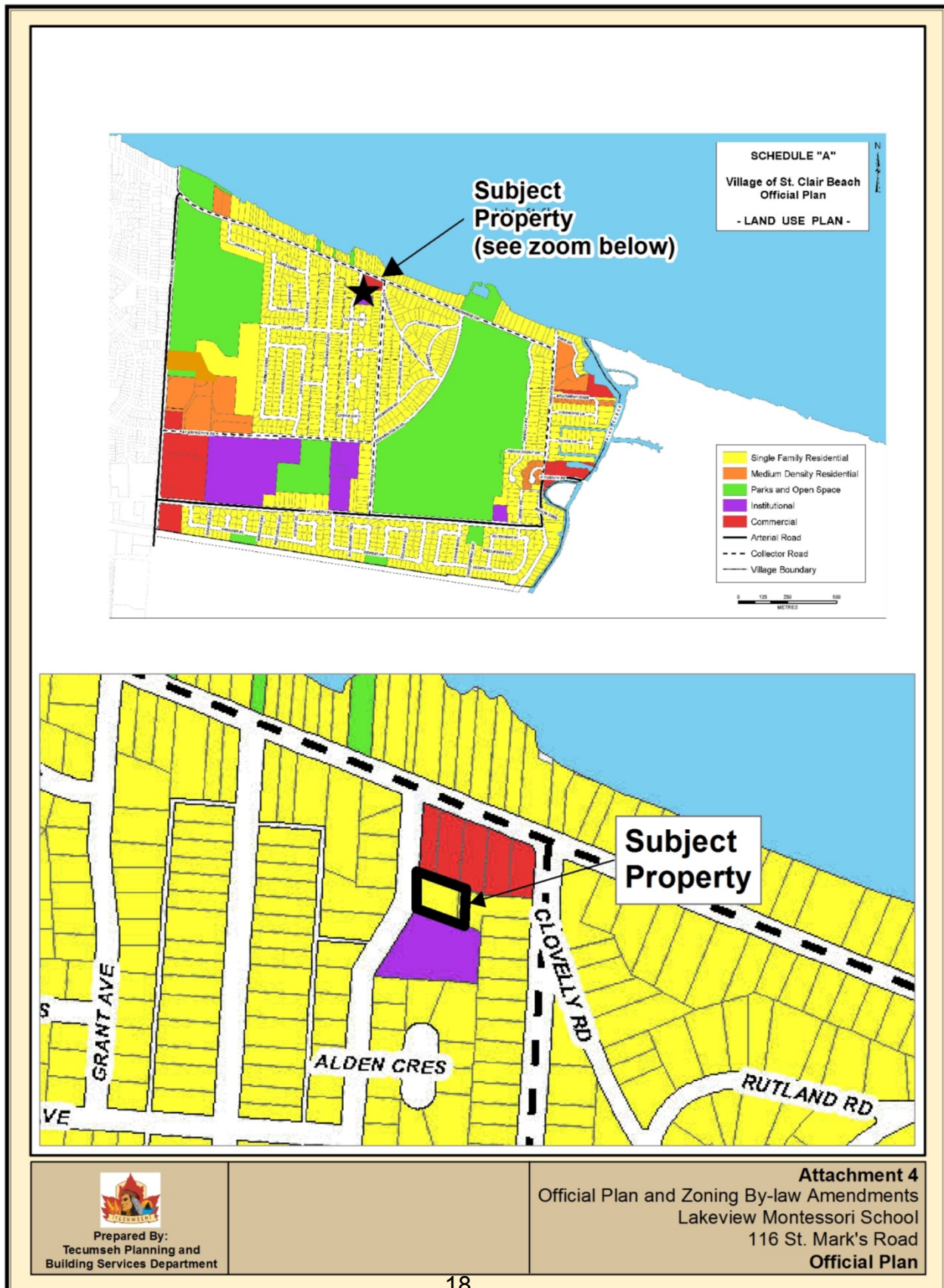
View: Looking north-east along St. Mark's Road (towards Riverside Drive) from the west side of St. Mark's Road



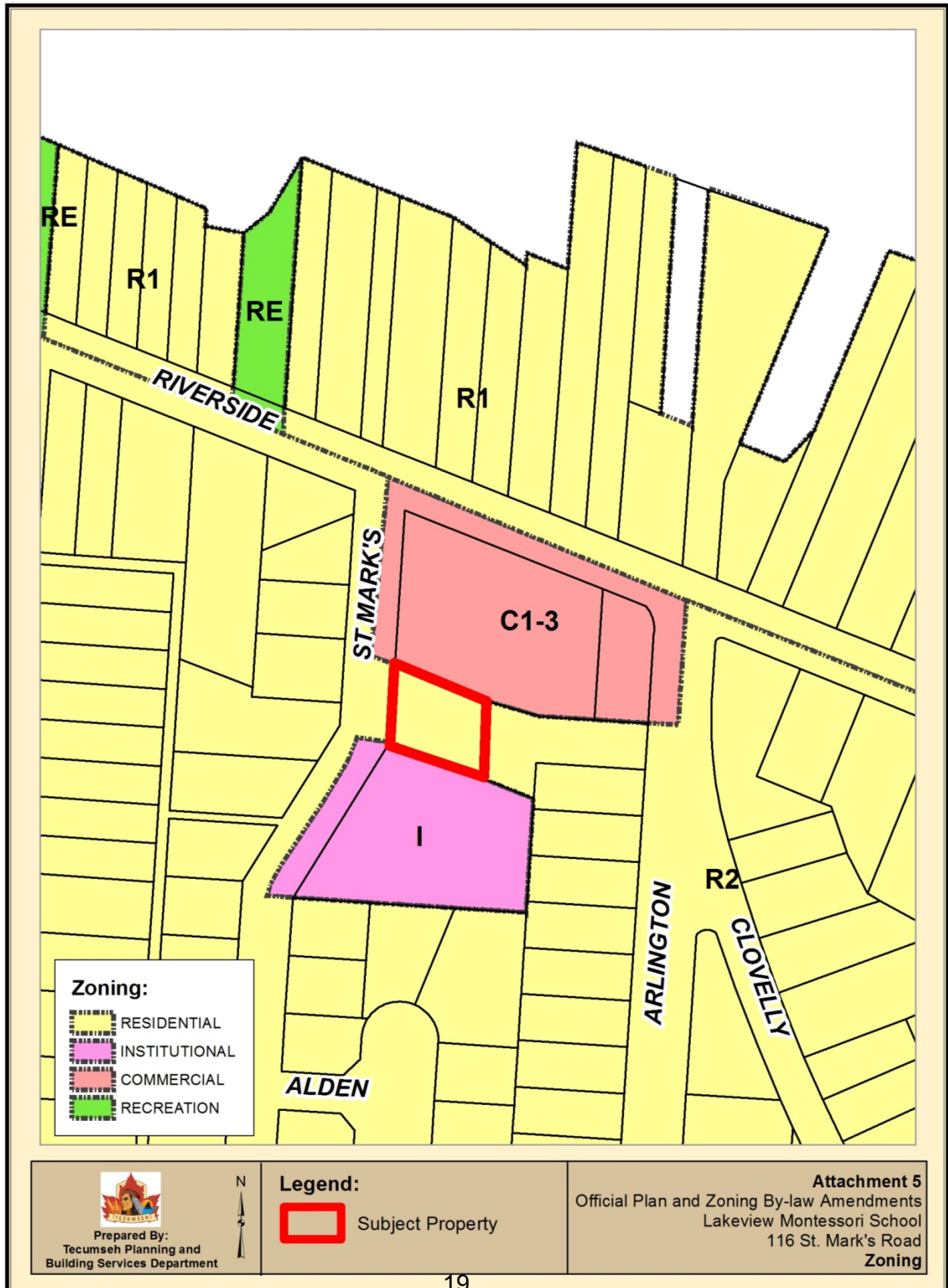
Prepared By:
 Tecumseh Planning and
 Building Services Department

Attachment 3B
 Official Plan and Zoning By-law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
Architectural Rendering #2

Planning and Building Services Report 11/16
 Official Plan Amendment and Zoning By-Law Amendment
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016



Planning and Building Services Report 11/16
 Official Plan Amendment and Zoning By-Law Amendment
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 June 22, 2016





THE CORPORATION OF THE TOWN OF TECUMSEH

Planning and Building Services
Report No. 13/17

TO: Mayor and Members of Council

FROM: Chad Jeffery, MA, MCIP, RPP
Manager Planning

DATE: May 4, 2017

DATE TO COUNCIL: May 9, 2017

SUBJECT: Official Plan Amendment and Zoning By-Law Amendment
Lakeview Montessori School
116 St. Mark's Road
OUR FILE: D19 LAKMON

It is recommended that:

1. Planning and Building Services Report 13/17 be received as information.

BACKGROUND:

On July 26, 2016, Council held a public meeting in accordance with *The Planning Act* to hear comments on proposed applications to amend the St. Clair Beach Official Plan and Zoning By-law to facilitate a gymnasium/auditorium expansion to the existing Lakeview Montessori School located at the southwest corner of the Riverside Drive and St. Mark's Road intersection (see Attachment 1). The proposed expansion would occur on the 1,000 square metre (10,764 square foot) property that immediately abuts the school to the south (116 St. Mark's Road). The property was previously occupied by a residential dwelling used as a rectory associated with the St. Mark's-by-the-Lake church, which abuts to the immediate south. This property was purchased by Lakeview Montessori School for the gymnasium/auditorium expansion and the dwelling that occupied the property was demolished in June of 2015.

At the July 26, 2016 public meeting, Council decided that more information, particularly with respect to traffic/parking issues, was necessary and directed that a second public meeting be held once this information was provided by the proponents. The purpose of this Report is to summarize the nature of the comments received at the first public meeting and to advise on how these issues have been addressed to date. A final recommended course of action with respect to the proposed Official Plan and Zoning By-law amendment applications will be brought forward for Council's consideration following the outcome of the second public meeting.

COMMENTS:

Comments Received at the July 26, 2016 Public Meeting

The issues raised by various stakeholders are summarized below in italics and are followed by the Administrative response.

Issue No. 1 – Traffic/Parking

The proposed expansion would exacerbate existing traffic problems associated with the operation of the school and would cause parking deficiencies and increase the occurrences of school users parking on private driveways or on the front yards of the area residents.

Response

In response to the concerns raised at the public meeting, the proponent's traffic consultant, Mr. John Tofflemire, P.Eng, of RC Spencer Associates Inc., prepared a Traffic Study. The study assessed current traffic operations at the School site, reviewed the efficiency of the drop-off and pick-up operations, determined whether there were any operational impacts on traffic on Riverside Drive and St. Mark's Road and made recommendations on how to improve the current traffic/parking situation.

Traffic volumes were undertaken on a typical school day in September of 2016, at peak facility hours (i.e. 8:00am to 9:00am and 3:00pm to 4:00pm). The analysis identified that:

- *Student drop-off and pick-up in the main parking lot off of Riverside Drive is operating efficiently and effectively. The highest volumes are in the AM peak hour, with 23 arrivals in the peak 15 minute time period around 8:30 AM. This arrival generates no queuing, and no backups occur onto the public right of way. Current staffing procedures should continue, whereby students are supervised as they get out of vehicles and into the School entrance;*
- *The AM volumes typically occur in a more compressed time period compared to the PM volumes, but waiting times are longer in the PM. The School has implemented a staff communication protocol whereby a staff member at the entrance to the parking lot identifies the student(s) whose ride has arrived and communicates that to a staff member inside who will then send the student(s) out. This protocol is operating very well and keeps the amount of time needed for pick-up, and thereby the queue of vehicles, at a minimum. The maximum queue observed in the parking lot was 7 vehicles at any given time, whereas up to 20 vehicles (in a double row) could be accommodated if needed;*
- *The drop off bay for toddlers on St. Mark's Road reaches capacity quickly and can be expanded southerly to the driveway to the new parking lot south of the proposed building addition. The extension, illustrated on Figure 5, should accommodate existing demand. With the extension, as illustrated, an adequate turning radius for southbound vehicles turning left directly into this auxiliary lane is created. This vehicle movement is essentially identical to a left turn into the new parking lot and should be implemented as illustrated when the parking lot is constructed;*
- *Traffic volumes provided by the Town of Tecumseh indicate that volumes are will within expected ranges for two-lane arterial roads (5000 – 5500 ADT existing compared to 10,000 to 20,000 ADT in some jurisdictions) and therefore no traffic operational concerns may be anticipated. Similarly the daily volumes on St. Mark's*

Road itself (500-600) are well within expected ranges for local residential streets; and

- *Adequate parking exists for normal day to day operations of the School. As noted in the administrative report, there will continue to be the potential for some impact during special events at the School and also at the Church. Joint use of parking is important to both facilities in minimizing any impacts in the surrounding neighbourhood. There will be over 100 combined off street spaces, which will significantly limit overflow onto surrounding streets.*

With respect to the potential for traffic/parking issues arising during special events held by the School, representatives have advised that the following four special events are proposed to be held throughout the year in the proposed gymnasium:

1. Parent-Teacher Interviews
 - Visits are scheduled by hours
 - Attendance is spread out throughout the evening
2. School Musical/Art Show
 - Occurs on a Sunday afternoon in April
 - Approximately 50% of the school enrollment attends this event
3. School Fun Fair:
 - Occurs on a weekday afternoon in June
 - Attendance is spread-out as the event is an "Open House" format
4. Graduation
 - Occurs on an weekday evening in June
 - The majority of the school attends as the younger grades participate in performances associated with the graduation

No other special events are currently planned, nor are other third-party events proposed.

Based on all of the foregoing, the Traffic Study recommended the following:

- *Formalize the agreement for joint use of parking between the School and the Church;*
- *Ensure staff and parents are apprised of all off street parking facilities and availability;*
- *Maintain ongoing communication with Church officials regarding the scheduling of School and Church functions, such that overlapping events are minimized;*
- *Ensure access (possibly by way of mountable curb) between the new parking lot at the south limit of the School property onto the Church parking area to facilitate joint use and ease of access;*
- *Continue existing operating protocols for student drop-off and pick-up, including ongoing communication with parents.*

The School has advised that the current protocols related to student drop-off and pick-up have been effective and will continue. It also advised that a year-to-year protocol agreement is in place between Lakeview Montessori School and St. Mark's-by-the-Lake Church. This agreement allows for the shared use of each property's parking area at mutually agreed-upon times and is to be reviewed and extended on an annual basis. Mr. Tofflemire has issued a letter indicating that this arrangement meets the intent of his recommendations.

As noted at the first public meeting via Planning Report No. 11/16, the proposed expansion will result in a total of 52 on-site parking spaces for the School property. This complies with the parking requirements established in the Tecumseh Zoning By-law 1746 and represents an increase of nine spaces from the existing parking capacity at the School. The nine additional parking spaces proposed through the proposed development will further improve the day-to-day parking situation. The above-noted parking arrangement between the School and the Church provides additional parking in order to alleviate any increased parking demands for the four annual events that the School has planned. It should be noted that requiring too much space to be devoted to parking (in order to accommodate the few times a year that it might be used) is not an efficient use of land and results in less green space, more storm water runoff and a greater heat island effect.

Town Administration has reviewed the Traffic Study and found it to be acceptable. Based on all of the foregoing, it is the opinion of Administration that the day-to-day traffic issues will be adequately addressed through the existing operating protocols and the design improvements that will be implemented through the site plan control process. Further, Public Works and Engineering have indicated it will continue to monitor the traffic/parking situation along St. Mark's Road and will erect "No Parking" signs in appropriate locations if necessary.

Issue No. 2 – Potential Uses for Proposed Gymnasium

The gymnasium expansion will be rented by the school to other groups to be used for non-school related special events.

Response

Lakeview Montessori School has confirmed that the proposed gymnasium will only be used by the school for the four school-related events noted earlier in the Report and for physical activity classes. To further ensure that the gymnasium use is limited to the School, the proposed zoning by-law amendment will restrict its use as accessory to the School – meaning normally incidental, subordinate and exclusively devoted to the main use.

Issue No. 3 – Alternative Location for Addition

Why can't the addition be completed along the eastern-end of the building, along Riverside Drive?

Response

An existing utility easement which is located east of the existing Lakeview Montessori School building prevents an addition from being constructed in this location.

Issue No. 4 – Architectural Design

The architectural design of the proposed expansion is aesthetically inappropriate for the area.

Response

The proposed expansion adopts and builds on the architectural features of the existing school which has operated from the site for many years and forms part of the fabric of the neighbourhood. Schools are typically and normally located within residential neighbourhoods and gymnasiums/auditoriums are common amenities associated with schools. It continues to be our professional planning opinion that the proposed development is compatible with the surrounding land uses and is in keeping with the character of the surrounding area.

Issue No. 5 – Gymnasium Height and Setback

The proposed 15-foot side yard setback and 30.3-foot building height proposed for the addition are not appropriate and could potentially create shadowing effects onto abutting properties.

Response:

In response to the concerns raised regarding building height, the height of the proposed gymnasium/auditorium expansion has been lowered by 4.0 feet resulting in a total proposed height of 26.3 feet. The School representatives have indicated that this is the minimum height needed to accommodate common school sports such as basketball, badminton and volleyball.

The residential property most directly affected by the proposed 15-foot side yard and building height and any related potential shadowing effect is the one that abuts the subject property to the immediate east and fronts onto Arlington Boulevard (101 Arlington Boulevard). This property is an irregular-shaped property that has a very large lot depth of approximately 213 feet. This lot is an anomaly along the west side of Arlington Boulevard as the other lots are only 141 feet in depth. The existing dwelling at 101 Arlington is approximately 130 feet from the lot line dividing the residential property from the property containing the proposed

addition. Accordingly, the proposed gymnasium will be approximately 145 feet away from the rear wall of this dwelling. It is the opinion of Administration that this separation distance is adequate and would not cause any shadowing effects on the dwelling.

Issue No. 6 – Refuse/Recycling Bin Storage Location

There is no identified area where refuse and recycling bins associated with the school will be stored/located.

Response

Refuse and recycling bins will be stored within the proposed addition. Access to this storage area is proposed to be provided by way of an access door that opens onto the new parking lot that abuts the proposed expansion (see Attachment 2 - Proposed Site Plan).

Issue No. 7 – Speed Limits

The speed limit in front of the school (on Riverside Drive) should be reduced to 40km/hr, similar to any other school zone.

Response

Public Works and Environmental Services has confirmed that the current speed limit on Riverside Drive is 40 km/hr.

Issue No. 8 – Council Question Re: Off-Site Improvements

Can Town request off-site improvements to St. Mark's Road as a requirement of the proposed development? (i.e. curbs along St. Mark's Road)

Response

Section 41 of the *Planning Act* establishes what can be imposed on development that is approved through the site plan control process. The approval process is meant to be a technical review that addresses issues such as building layout, massing, access, parking and landscaping to ensure that development proceeds in a safe, efficient and aesthetically pleasing manner. Municipalities implement Section 41, and expand on certain design elements, through their official plans and site plan control by-laws. The requirement for off-site improvements not directly related to a proposed development cannot be addressed through the site plan control process.

Conclusion

The foregoing information is provided as information for Council's consideration. A final report summarizing the second public meeting and a recommended course of action on these applications will be provided at a subsequent Council meeting.

CONSULTATIONS:

This development application has been reviewed by:

Director Public Works and Environmental Services
 Manager Engineering Services

FINANCIAL IMPLICATIONS:

There are no financial implications.

LINK TO STRATEGIC PRIORITIES

No.	2017-18 Strategic Priorities	Applicable
1.	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.	✓
2.	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.	✓
3.	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.	
4.	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.	
5.	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.	

COMMUNICATIONS

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

Planning and Building Services Report 13/17
Official Plan and Zoning By-Law Amendments
Lakeview Montessori School
116 St. Mark's Road
OUR FILE: D19 LAKMON
May 9, 2017

This report has been reviewed by senior Administration as indicated below and recommended for submission by the CAO.

Prepared by:

Prepared by:

Enrico De Cecco, BA (Hons.), MCIP, RPP
Junior Planner

Chad Jeffery, MA, MCIP, RPP
Manager, Planning

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director, Planning and Building Services

Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

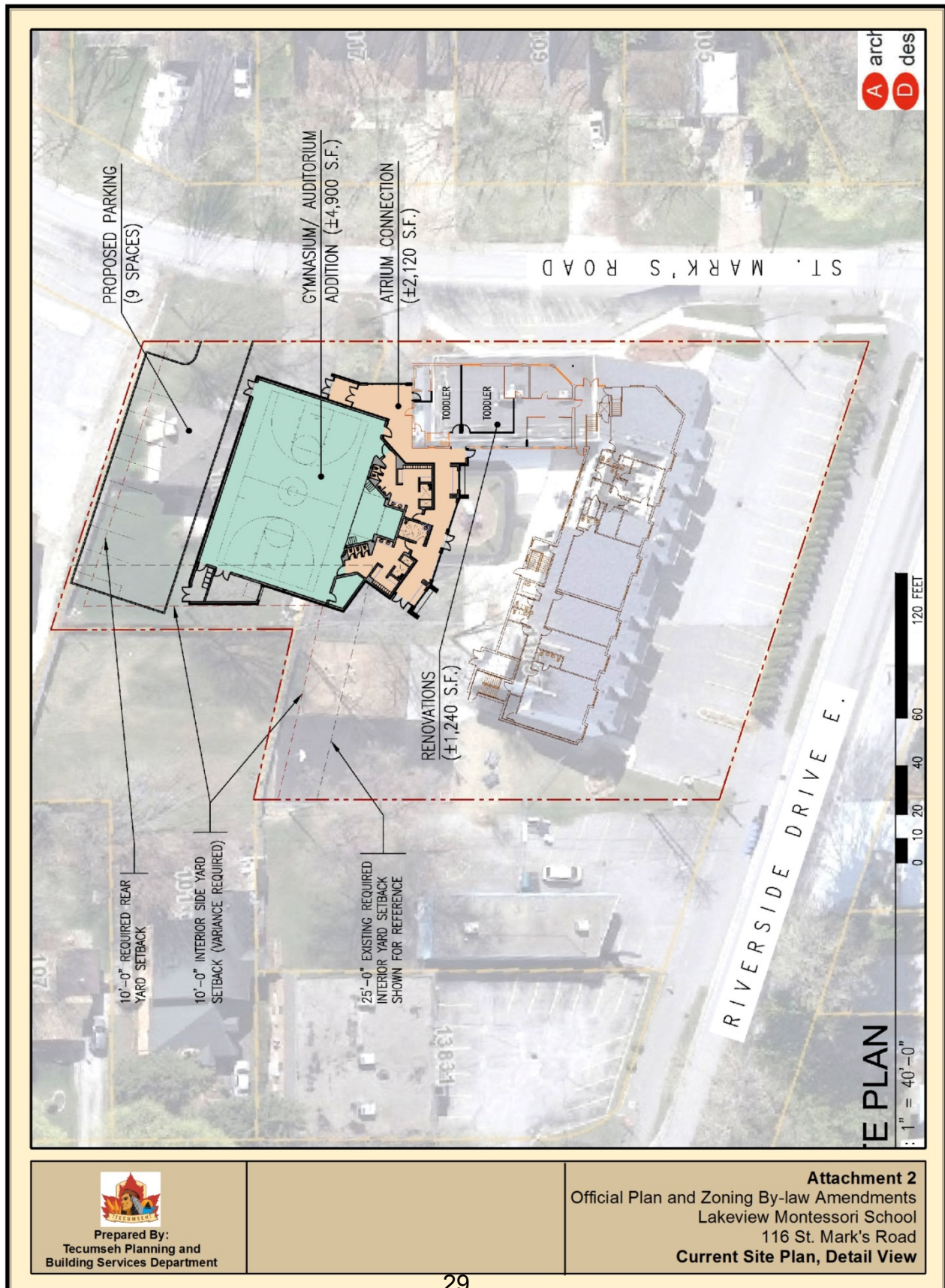
BH/ed

Attachments: 1. Subject Property and Surrounding Area
 2. Current Site Plan, Detail View

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Planning and Building Services Report 13/17
 Official Plan and Zoning By-Law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 May 9, 2017





Prepared By:
 Tecumseh Planning and
 Building Services Department

Attachment 2
 Official Plan and Zoning By-law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
Current Site Plan, Detail View