

Public Council Meeting
AGENDA

Tuesday, October 10, 2017, 6:00 pm
Tecumseh Town Hall
www.tecumseh.ca

Pages

1. CALL TO ORDER
2. ROLL CALL
3. DISCLOSURE OF PECUNIARY INTEREST
4. DELEGATIONS
5. COMMUNICATIONS
 - a. Notice of a Third Public Meeting 2

Re: Lakeview Montessori Private School Proposed Official Plan and
Zoning By-Law Amendments
6. REPORTS
 - a. Manager Planning, Report No 29-17 4

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 THIRD PUBLIC MEETING
REGARDING LAKEVIEW MONTESSORI PRIVATE SCHOOL
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a third public meeting on **Tuesday, October 10th, 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 previous two public meetings 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 1000 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" 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 a gymnasium/auditorium. Private schools are permitted within the "Commercial" designation. The 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 gymnasium/auditorium 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 subject property was 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 a gymnasium/auditorium 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 general C1 Zone 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 site will be revised to facilitate the proposed expansion.

Council has held two public meetings on these applications (July 26, 2016 and May 9, 2017) at which a number of issues were raised by abutting property owners. Council determined that a third public meeting be held once the issues identified at these public meetings were further evaluated by Town Administration. After extensive discussions with the property owner, a final design proposal was submitted. Accordingly, it is now appropriate to schedule a third public meeting to further consider the applications. The purpose of the third public meeting is to review the revised proposal and how the various issues that were identified in the past two public meetings are proposed to be addressed. **A Planning Report summarizing the issues, how they are proposed to be addressed, and a final recommendation on the proposed applications will be presented at this third public meeting. The Agenda for the Public Meeting (which includes the Planning Report) will be available on-line for review on Tuesday, October 3rd, 2017 at www.tecumseh.ca/home/agendas. In addition, copies of the Planning Report will be available at Town Hall.**

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



DATED AT THE TOWN
OF TECUMSEH THIS 15TH
DAY OF SEPTEMBER,
2017.

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

 **Lands Subject to
Proposed Amendments**



THE CORPORATION OF THE TOWN OF TECUMSEH

Planning and Building Services
Report No. 29/17

TO: Mayor and Members of Council

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

DATE: September 29, 2017

DATE TO COUNCIL: October 10, 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. A draft by-law having the effect of amending the St. Clair Beach Official Plan land use designation for a 1000 square metre (10,764 square foot) parcel of land 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 "General Commercial", with a new site-specific policy for this designation, in order to facilitate a proposed gymnasium/auditorium expansion to the existing Lakeview Montessori School, in keeping with Planning and Building Services Report No. 29/17, be finalized;
2. A draft by-law having the effect of amending the St. Clair Beach Zoning By-law 2065 for a 1000 square metre (10,764 square foot) parcel of land 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 "Residential Type Two Zone (R2)" to a site-specific "General Commercial Zone (C1-8)", in order to facilitate a proposed gymnasium/auditorium expansion to the existing Lakeview Montessori School, in keeping with Planning and Building Services Report No. 29/17, be finalized;
3. A draft by-law having the effect of amending the St. Clair Beach Zoning By-law 2065 for a 0.46 square metre (1.16 acre) parcel of land located on the southeast corner of the St. Mark's Road/Riverside Drive intersection (existing Lakeview Montessori School property), from "General Commercial Zone (C1-3)" to a site-specific "General Commercial Zone (C1-9)", in order to facilitate a proposed gymnasium/auditorium expansion to the existing Lakeview Montessori School, in keeping with Planning and Building Services Report No. 29/17, be finalized; and
4. The above-noted by-laws be brought forward for Council's consideration at the October 24, 2017 Regular Council Meeting.

BACKGROUND:

In 2016, Official Plan and Zoning By-law amendment applications were filed with the Town of Tecumseh requesting that the St. Clair Beach Official Plan and St. Clair Beach Zoning By-law 2065

be amended for a 1000 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 Attachment 1). The proposed Official Plan amendment would redesignate the property from "Single Family Residential" to "Commercial" with a site-specific land use policy that would establish that a gymnasium/auditorium associated with the existing Montessori school would be the only permitted use. The proposed Zoning By-law amendment would rezone the property from "Residential Type Two Zone (R2)" to a site-specific "General Commercial Zone (C1-8)" establishing the gymnasium/auditorium and introducing new minimum yard and parking space provisions.

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 proposed gymnasium/auditorium expansion and the dwelling that occupied the property was demolished in June of 2015.

On July 26, 2016, Council held a public meeting in accordance with *The Planning Act* to hear comments on proposed applications. At this public meeting, Council decided that based on the comments received by those in attendance, 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.

A second public meeting was held on May 9, 2017, at which the issues raised during the first public meeting were reviewed and an update was provided as to how these issues were proposed to be addressed by the applicant. Following this meeting, local residents continued to have concerns regarding a number of the identified issues.

Accordingly, Council decided that a third public meeting was necessary and directed that it be held once additional evaluation had taken place and discussions were held with the applicant to review potential modifications to the proposed development.

The purpose of this Report is to summarize the nature of the outstanding or unresolved issues/concerns related to the proposed development and recommend a course of action with respect to the proposed Official Plan and Zoning By-law amendment applications.

COMMENTS:

Eight issues/concerns were identified at the first public meeting regarding the proposed applications. Planning and Building Services Report 13/17 identified these eight issues and provided an Administrative response/suggested course of action for each. This report was presented at the second public meeting and reviewed by Council. The following table indicates how these issues were deemed having been addressed in consultation with the applicant:

<u>Issue</u>	<u>Response</u>
<i>Potential Uses for Proposed Gymnasium</i> <i>The gymnasium expansion will be rented by the school to other groups to be used for non-school related special events</i>	<ul style="list-style-type: none"> only to be used by the school for four school-related events proposed zoning by-law amendment restricts permitted use to a gymnasium/auditorium associated with school
<i>Alternative Location for Addition</i> <i>Why can't the addition be built at eastern end of building along Riverside Drive</i>	<ul style="list-style-type: none"> there is an existing utility easement and associated infrastructure to the east of the building which prevents the construction of buildings on it
<i>Refuse/Recycling Bin Storage Location</i> <i>There is no identified area where refuse and recycling bins associated with the school will be stored/located</i>	<ul style="list-style-type: none"> refuse and recycling bins will be stored within the proposed addition
<i>Speed Limits</i> <i>The speed limit in front of the school (on Riverside Drive) should be reduced to 40km/hr, similar to any other school zone</i>	<ul style="list-style-type: none"> the current speed limit on Riverside Drive in front of the school is 40 km/hr
<i>Off-Site Improvements</i> <i>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)</i>	<ul style="list-style-type: none"> requirement for off-site improvements not directly related to a proposed development and to the extent proposed cannot be reasonably addressed through the site plan control process

The following three issues related to the proposed official plan and zoning by-law amendments remained unresolved following the second public meeting:

- i) Traffic/parking;
- ii) Building height/setback; and
- iii) Architectural design of the gymnasium/auditorium addition.

The three outstanding issues are summarized below in italics and are followed by the Administrative response, which has been arrived at after further consultation with the applicant and having given a full regard to the issues:

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.

In response to the concerns raised at the first 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.

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.

Correspondence from the Church, through the public meetings, confirmed that due to its diocesan policies, a more formalized agreement is not possible. We believe that the arrangement proposed is adequate and normal where we see churches and schools in close proximity to one-another.

As noted at the first public meeting via Planning Report No. 11/16, the expansion as originally proposed resulted in a total of 52 on-site parking spaces for the School property. This complied with the parking requirements established in the Tecumseh Zoning By-law 1746 and represented an increase of nine spaces from the existing parking capacity at the School. It was noted that the nine additional parking spaces proposed through the original concept development would 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 was also 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.

In summary, Town Administration reviewed the Traffic Study and the subsequent letter of opinion from Mr. Tofflemire and is satisfied that the traffic concerns have been adequately addressed.

Public Response at Public Meeting #2

Comments received at the second public meeting were not in agreement with the findings of the above-noted Traffic Study. Concerns were raised that the study only assessed the operation of the St. Mark's Road/Riverside Drive intersection and the area immediately abutting the school, rather than assessing the entire length of St. Mark's Road.

In addition, it was stated that the results of the Traffic Study did not take into account other traffic-influencing factors such as inclement weather days, traffic generated from St. Gregory's Road or the number of "U-turns" that occur during school drop-off and pick-up. Continued concern regarding school users parking on private driveways and front lawns was expressed and that the proposed gymnasium expansion would worsen the current traffic issues that are being experienced in the neighbourhood.

Administrative Response subsequent to Public Meeting #2

A number of revisions have been incorporated into the draft site plan (see Attachment 2) in an attempt to further address the concerns raised. These include:

- A modification to the design of the front parking lot along Riverside Drive linking the Montessori parking area with the middle-school parking area that is to the east. This will improve traffic flow entering and exiting the site and will reduce an access along Riverside Drive thereby improving traffic operation and safety along this road.
- The connection between the church parking lot and the proposed parking lot south of the proposed gymnasium/auditorium addition has been removed. This revision has allowed for an additional parking space raising the total new spaces to 10 and the total overall spaces to 53. This total continues to comply with the requirements of the St. Clair Beach Zoning By-law.

Based on the foregoing, it continues to be 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, as previously committed, 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.

Administration acknowledges that, at peak times, traffic congestion occurs at the school location. However, Administration believes that the conditions are representative of what is experienced at other school locations in neighbourhoods throughout the Town and are of a typical nature. Administration does not believe that the proposed building addition will adversely affect this situation. In fact, it is anticipated that there will be some improvement as a result of the proposed ten additional parking spaces, the proposed re-design of the site and new protocols that have been implemented by school Administration.

Issue No. 2 – Architectural Design

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

Administrative Response subsequent to Public Meeting #1

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.

Public Response at Public Meeting #2

Continued concerns regarding the proposed architectural design were noted.

Administrative Response subsequent to Public Meeting #2

In light of these concerns, the applicant has revised the design of the western and southern façade of the proposed expansion (along St. Mark's Road and abutting St. Mark's-By-The-Lake Church) in order to provide visual softening of the proposed expansion. The revised façade design includes wall mounted steel trellises that will support a live-wall climbing ivy as well as narrow, tall columnar type trees in between the trellises (see Attachments 3A and 3B).

Based on the foregoing, 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. 3 – Gymnasium Height and Setback

The proposed 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.

Administrative Response subsequent to Public Meeting #1

In response to the concerns raised regarding building height, the height of the proposed gymnasium/auditorium expansion was 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 side yard and building height and any related potential shadowing effect is the property that abuts 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 141 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.

Public Response at Public Meeting #2

Continued concerns regarding the proposed architectural height and setback of the proposed expansion were noted. The owner of 101 Arlington expressed concerns that plants will not grow at the rear of his lot due to the shadow cast by the building.

Administrative Response subsequent to Public Meeting #2

In an attempt to further address this concern, the proponents have revised the site plan by increasing the easterly side yard by another 1.3 feet resulting in an 11.3 foot easterly side yard. It should also be noted that only the one-storey storage rooms are at this 11.3 foot setback while the main portion of the gymnasium/auditorium is situated a minimum 14.6 feet from the neighbouring rear lot line (see Attachment 2). In addition, the upper portion of the gymnasium is further stepped back from the base thereby increasing the setback distance from property lines and reducing the massing of the building and the related shadow effect. Finally, as noted earlier in this Report, the massing of the gym, as it impacts the view from the street, will be mitigated through the use of trellises and tree plantings (see Attachments 3A and 3B).

Based on the foregoing, we believe that the site and building design have adequately addressed the noted concerns and can be appropriately enshrined in the site plan control agreement and drawings that will be required prior to this development proceeding.

Planning Analysis

A detailed planning analysis addressing the policies contained within the Provincial Policy Statement, the County of Essex Official Plan and the St. Clair Beach Official Plan was provided by way of Planning and Building Services Report 11/16. This Report was received and reviewed by

Council at its June 28, 2016 Regular Council Meeting and at the subsequent Public Meeting on July 26, 2016.

A summary of the aforementioned planning analysis is provided below:

1. Provincial Policy Statement (PPS)

It is appropriate and desirable for the Town to support and promote intensification within identified urban areas and where such areas have appropriate levels of servicing, including the development of 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 gymnasium/auditorium 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.

2. County of Essex Official Plan

Any amendment to a local official plan must be in conformity with the policy direction contained in the County of Essex Official Plan. The subject lands are within an identified settlement area of the County Official Plan. The goals and policies of the County of Essex Official Plan encourage urban development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh.

Accordingly, the proposed development conforms to the goals and policies of the County of Essex Official Plan.

3. St. Clair Beach Official Plan

Subsection 8.13 of the Plan, Amendment Procedures, establishes those matters that need to be considered when contemplating an amendment to the Official Plan. These include:

- i) the physical suitability of the land to be used for the proposed use;*
- ii) the adequacy of municipal and utility services;*
- iii) the adequacy of the road system to accommodate the projected traffic volume increases;*
- iv) the compatibility of the proposed use with existing and potential future uses in the surrounding area.*

Administration has reviewed these matters and provided detailed comments on the above-noted by way of Planning and Building Services Reports 11/16 and 13/17. These matters have been further addressed in this Report.

It continues to be Administration's opinion that that this proposal adequately addresses the various issues raised at the previous two public meetings and it is the opinion of the writer that the proposed development is in conformity with the Official Plan and will be compatible with existing and potential future uses in the surrounding area.

Conclusion

In summary, it is the opinion of the writer, along with Town Administration, that the concerns/issues raised by those in attendance at the prior public meetings and through written correspondence to the Town have been adequately addressed. Detailed site design issues will be addressed through the required site plan control agreement amendment that will be finalized and recommended for execution by Council at a future date.

On the basis of all of the foregoing, and subject to the satisfactory resolution of any new concerns, it is the opinion of the writer that the proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement, conform to the County Official Plan and St. Clair Beach Official Plan policies and will result in appropriate development based on sound land use planning principles.

Accordingly, Town Administration recommends that Council pass by-laws amending the St. Clair Beach Official Plan and the St. Clair Beach Zoning By-law 2065 permitting the proposed construction of a gymnasium/auditorium expansion to the existing Lakeview Montessori School.

CONSULTATIONS:

This development application has been reviewed by:

Manager, Building Services/Chief Building Official
Director Public Works and Environmental Services
Manager Engineering Services

FINANCIAL IMPLICATIONS:

There are no financial implications.

Planning and Building Services Report 29/17
 Official Plan and Zoning By-Law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 October 10, 2017

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 29/17
Official Plan and Zoning By-Law Amendments
Lakeview Montessori School
116 St. Mark's Road
OUR FILE: D19 LAKMON
October 10, 2017

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

Prepared by:

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

CJ

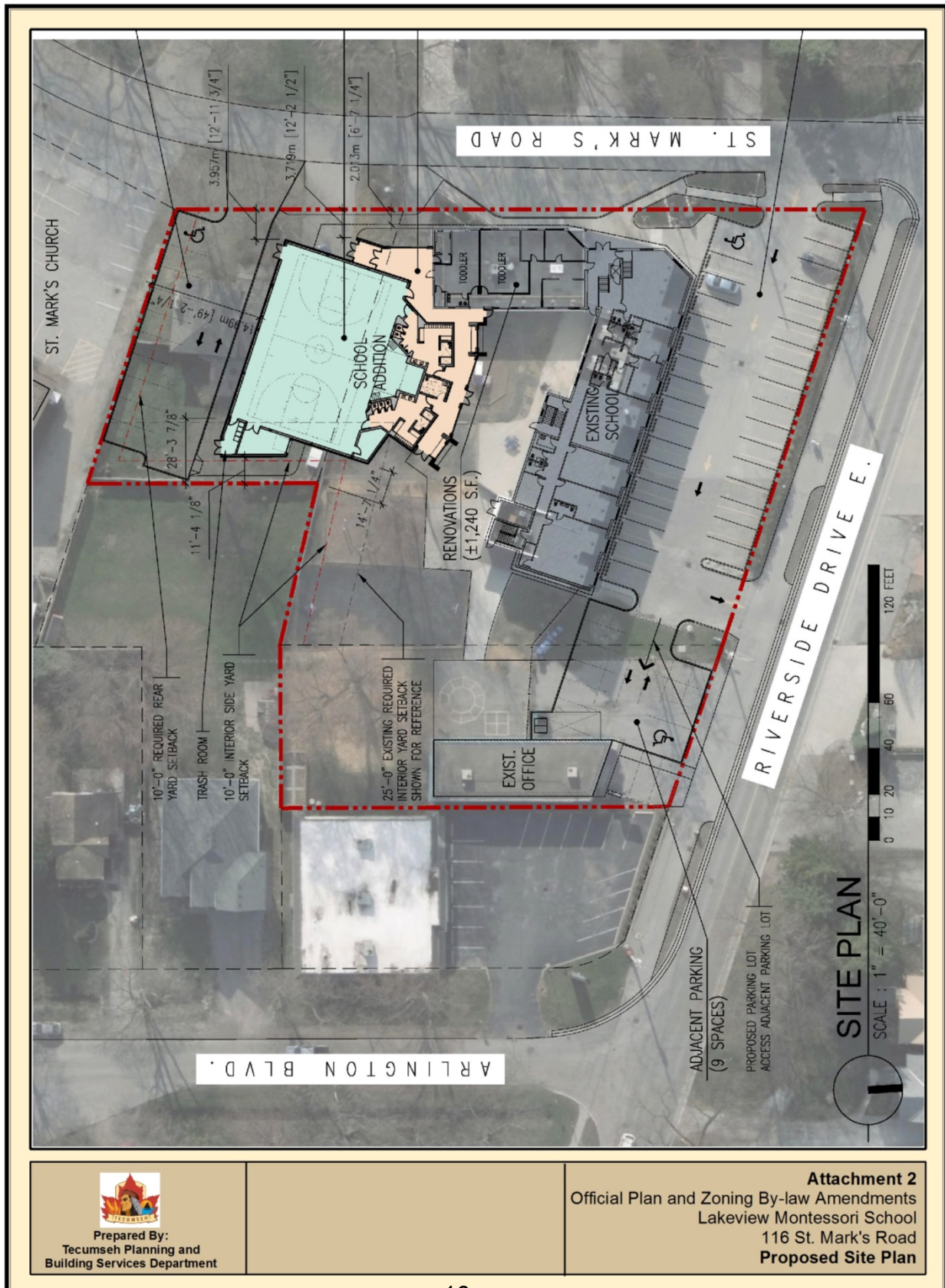
Attachments: 1. Subject Property and Surrounding Area
 2. Proposed Site Plan
 3A. Proposed Architectural Rendering No. 1
 3B. Proposed Architectural Rendering No. 2

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Files\Content.Outlook\VXWREZI0\Planning Report 29-17- D19 LAKMON- Report to Council re Final
Recommendations.docx

Planning and Building Services Report 29/17
 Official Plan and Zoning By-Law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 October 10, 2017



Planning and Building Services Report 29/17
 Official Plan and Zoning By-Law Amendments
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Planning and Building Services Report 29/17
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PROPOSED RENOVATION & 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 3A
 Official Plan and Zoning By-law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
Architectural Rendering #1

Planning and Building Services Report 29/17
 Official Plan and Zoning By-Law Amendments
 Lakeview Montessori School
 116 St. Mark's Road
 OUR FILE: D19 LAKMON
 October 10, 2017

 <p>Prepared By: Tecumseh Planning and Building Services Department</p>		<p>Attachment 3B Official Plan and Zoning By-law Amendments Lakeview Montessori School 116 St. Mark's Road Architectural Rendering #2</p>
<div data-bbox="383 411 1089 1812">  </div> <div data-bbox="1146 1037 1252 1797"> <p>PROPOSED RENOVATIONS & ADDITION TO LAKEVIEW MONTESSORI SCHOOL - REDUCED GYMNASIUM HEIGHT TECUMSEH, ONTARIO</p> </div> <div data-bbox="1146 411 1252 716"> <p>A architectural 1670 Mercer St. Windsor Ontario N6X 3P7 Tel 519-254-3430 Fax 519-254-3642 www.ada-architect.ca</p> <p>D design</p> <p>A associates INC. ARCHITECT</p> </div> <div data-bbox="1349 390 1390 1829"> <p><i>View: Looking south-west along Riverside Drive (towards St. Mark's Road) from the southside of Riverside Drive.</i></p> </div>		