



The Corporation of the Town of Tecumseh

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: June 28, 2022

Report Number: DS-2022-26

Subject: Site Plan Control
L'Essor High School
13605 St. Gregory's Road
OUR FILE: D11 LES

Recommendations

It is recommended:

That a by-law authorizing the execution of the “Conseil Scolaire De District Des Écoles Catholiques Du Sud-Ouest” site plan control agreement, satisfactory in form to the Town’s Solicitor, which allows for the introduction of additional parking areas and improvements to existing parking areas, along with on-site services/works on an 11.7 hectare (28.9 acre) parcel of land situated on the south side of St. Gregory’s Road, approximately 225 metres (738 feet) east of its intersection with Manning Road (13605 St. Gregory’s Road), **be adopted**, subject to the following occurring prior to the Town’s execution of the Agreement:

- i) final stormwater management design and stormwater management calculations, and associated site service drawings being approved by the Town;
- ii) the Owner executing the site plan control agreement; and
- iii) the Owner posting security for performance pursuant to paragraph 6.1 of the agreement;

And that the execution of such further documents as are called for by the site plan control agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement on title to the lands and such other acknowledgements/directions for any related transfers or real property registrations contemplated by the site plan control agreement, by the Mayor and Clerk and minor modifications as the Director Development Services may approve as necessary and appropriate upon conferring with the Town's Solicitor, **be authorized.**

Background

Property Location

Conseil Scolaire De District Des Écoles Catholiques Du Sud-Ouest ("Conseil Scolaire") owns an 11.7 hectare (28.9 acre) parcel of land situated on the south side of St. Gregory's Road, approximately 225 metres (738 feet) east of its intersection with Manning Road, having the municipal address 13605 St. Gregory's Road ("school property"). The school property is occupied by the existing L'Essor High School and accessory classroom portables, parking and recreational areas (see Attachment 1).

Proposed Development

Conseil Scolaire is proposing improvements to the existing parking areas along with the introduction of new parking areas. Accordingly, the Board has filed an application for site plan control approval to facilitate parking lot improvements as detailed below (see Attachment 2):

- introduction of a new access lane that will provide vehicular connection between the existing parking area located along the south side of St. Gregory's Road that provides parking for the Town-leased soccer fields and the primary parking area located to the west of the school that provides parking for staff, students and visitors;
- reconstruction and enlargement of the primary parking area located to the west of the school that will provide a total of 149 spaces;
- introduction of three new barrier-free parking spaces to be located to the north of the school, adjacent to the main entrance;
- introduction of 20 new parking spaces to be located to the southeast of the school, adjacent to the areas where existing portable classrooms are located;

- reconstruction of an access lane located to the south of the school, which provides vehicular connection between the eastern and western parking areas; and
- introduction of appropriate signage to facilitate the orderly movement of vehicles on the school property.

In addition to the site plan, the Owner has submitted a site grading plan and a site service plan, all of which are attached to the site plan agreement as schedules. These are important components of the approval process as they ensure appropriate stormwater measures are introduced with the hard-surfacing of the land for the parking lots.

Comments

Official Plan and Zoning

The proposed development and corresponding site plan conform to the “Community Facility” designation policies and Site Plan Control Objectives contained in the Official Plan with respect to the location of driveways, parking areas, ensuring safe and efficient vehicular and pedestrian access along with the introduction of stormwater management measures. In addition, the site plan complies with all regulations established by the “Institutional Zone (I)” that applies to the portion of the property being used for school purposes, as well as the Parking Requirements for secondary schools established in subsection 5.22 d) of Zoning By-law 2065. It should be noted that the portion of the subject property currently being leased by the Town for use as soccer fields is zoned “General Commercial Zone (C1)” (see Attachment 3).

Servicing

The proposed development will be on full municipal services (sanitary, water and stormwater drainage). A Stormwater Management Study, which includes quantity and quality control measures, and associated site service drawings have been reviewed by Town Administration. As a result, revisions are currently being finalized by the Owner's consultant. The site plan control agreement requires that final approval of the Stormwater Management Study and associated servicing drawings, to the satisfaction of the Town, shall be required prior to the issuance of a building permit. Public Works and Engineering Services has advised that it has no concerns with the proposed development.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposed site plan control agreement will result in appropriate development that is based on sound land use planning principles. Accordingly, Administration is prepared to recommend approval of the attached site plan agreement, as prepared by Wolf Hooker Law Firm (Town Solicitor) (see Attachment 4, with site plan drawing attached thereto as Schedule B) which facilitates the noted improvements. As has been the practice of the Town to date, the agreement establishes that a security deposit in the amount of \$10,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled.

Consultations

Community & Recreation Services
Community Safety
Public Works & Engineering Services
Town Solicitor

Financial Implications

None.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	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

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Reviewed by:

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Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Property Location Map
2.	Proposed Site Plan, Detail View
3.	Zoning Map
4.	Site Plan Control Agreement