



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Chad Jeffery, Manager Planning Services

Date to Council: October 30, 2018

Report Number: PBS-2018-38

Subject: Site Plan Control
Lakeview Montessori School
13797 Riverside Drive
OUR FILE: D11 LAKMON

Recommendations

It is recommended:

1. **That** a by-law authorizing the execution of the “Lakeview School” site plan control agreement, satisfactory in form to the Town’s Solicitor, which allows for a 948 square metre (10,208 square foot) addition to the Lakeview Montessori School, consisting of a 511 square metre (5,503 square foot) gymnasium addition and a 437 square metre (4,705 square foot) school addition, along with associated parking, landscaping, outdoor playground areas and on-site services/works on 0.64 hectare (1.6 acre) parcel of land situated on the southeast corner of the Riverside Drive/St. Mark’s Road intersection (13797 Riverside Drive), **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.
2. **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, **be authorized.**

Background

Property Location

The subject 0.64 hectare (1.6 acre) property is located on the southeast corner of the Riverside Drive/St. Mark's Road intersection (13797 Riverside Drive) (see Attachment 1A).

Previous Planning Application Approvals

Between mid-2016 and late-2017, Council held three public meetings in accordance with *The Planning Act* to hear comments from the public and interested stakeholders on proposed applications to amend the St. Clair Beach Official Plan and Zoning By-law 2065 to facilitate a gymnasium addition to the southerly portion of the existing Lakeview Montessori School property. This southerly portion of property had been 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 portion of the church property was purchased by Lakeview Montessori School ("the Owner") and added to its landholdings in order to accommodate the proposed gymnasium expansion.

On October 24, 2017, Council adopted by-laws having the effect of amending the St. Clair Beach Official Plan and Zoning By-law 2065 to facilitate the proposed development. The Official Plan Amendment (OPA No. 14), which redesignated the subject property to a "Commercial" designation with a site-specific policy permitting only a gymnasium to be constructed on the subject property, was subsequently approved by the County of Essex (the Approval Authority for Official Plan Amendments). The site-specific policy and zoning are now in effect as the respective appeal periods lapsed without appeals.

Recent Land Acquisition

Subsequent to the above-noted approvals, the Owner purchased the rear 700 square metres (7,534 square feet) of land from the abutting residential property to the east located at 101 Arlington Boulevard (see Attachment 1B). This land purchase resulted in a less irregular-shaped lotting pattern for the school property and increased its total landholding to 0.64 hectares (1.6 acres). In addition, it facilitated the potential for future additional outdoor passive recreation uses associated with the school.

It should be noted, however, that the land that was recently purchased is currently designated and zoned for residential purposes in the St. Clair Beach Official Plan and Zoning By-law 2065. Therefore, approval of an Official Plan and Zoning By-law amendment, in accordance with the *Planning Act*, will be required prior to the establishment of any uses related to the Montessori School (including associated passive outdoor recreational uses) on this land. The Owner has

been made aware of this requirement and has advised that it intends to submit these applications in the near future.

Proposed Development

The Owner has advised that it has received provincial funding for the proposed addition in the amount of \$1.6 million. In order to take advantage of this funding, a significant portion of the construction of the proposed addition needs to be completed by the end of 2018.

Based on this funding timeline constraint, and in order to expedite the construction, the Owner has requested a special meeting of Council and has filed an application for site plan control in order to facilitate the 948 square metre (10,208 square foot) addition to the Lakeview Montessori School.

This addition consists of a 511 square metre (5,503 square foot) gymnasium addition on the southerly portion of the school property that was granted Official Plan and Zoning By-Law amendment approvals in 2017 and a 437 square metre (4,705 square foot) school addition to the central/internal portion of the school property that has historically permitted the classroom uses. In addition, associated parking, landscaping, outdoor playground areas and on-site services/works are being proposed. The property is subject to site plan control approval in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

Specifically, the proposed site plan drawing (see Attachment 2) depicts:

- The 511 square metre (5,503 square foot) gymnasium addition on the southerly portion of the property and a 437 square metre (4,705 square foot) school addition to the central/internal portion of the property;
- A new asphalted parking area on the southerly portion of the property abutting the proposed new gymnasium that will accommodate 10 vehicles and will include infrastructure to provide proper stormwater drainage. In total, 53 parking spaces (three of which are barrier-free spaces) will be provided on-site;
- Improvements to the existing northerly parking area that will result in improved on-site traffic movement;
- The southerly extension to the existing toddler drop-off lane on the east side of St. Mark's Road. This improvement is being undertaken in accordance with the Traffic Impact Study that was prepared as part of the aforementioned planning approvals and in response to the traffic concerns on St. Mark's Road that were identified through the past public consultation process;
- The installation of 12 bike racks (six near the northern school entrance and six near the future gymnasium entrance);
- The installation of planters, trellises and columnar trees along the westerly and southerly building façades of the gymnasium addition. This improvement is being

undertaken to reduce the “massing” of the gymnasium and is in response to the design/façade concerns that were identified through the past public consultation process. An architectural rendering of the building addition and these treatments is provided at Attachment 2A;

- Future playground areas within the 700 square metre (7,534 square foot) area of land that was purchased from the abutting residential property located at 101 Arlington Boulevard. It should be noted that these areas are identified as future uses and the site plan requires that approval of an Official Plan and Zoning By-law amendment will be required prior to these uses being established. The required amendments will restrict the uses within this area solely to passive outdoor recreational uses.

Comments

Zoning

The subject property is zoned “General Commercial Zone (C1-8) and (C1-9)” and “Residential Type Two Zone (R2)” in the St. Clair Beach Zoning By-law 2065 (see Attachment 3). As noted above, the portion of property subject to the new additions/uses was rezoned to the site-specific C1-8 and C1-9 zones to facilitate the proposed expansions to the school. The C1-8 zone applies to the southern portion of the property, where the gymnasium addition is proposed. The C1-9 zone applies to the balance of the property where the current school is located. The proposed site plan complies with all the regulations established in the C1-8 and C1-9 zones.

The R2 zone applies to the area of land that was recently acquired from the abutting residential property located at 101 Arlington Boulevard. As noted earlier in this report, no development shall take place and no uses associated with the school shall be permitted within this area until an Official Plan and Zoning By-law amendment are obtained. This requirement is noted on the site plan drawing and is included as a specific clause within the text of the site plan control agreement.

Servicing

The proposed development will be on full municipal services (sanitary, water and stormwater drainage). A Stormwater Management Study and associated site service drawings, which include appropriate quantity and quality control measures, has 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 Environmental 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 compatible with the surrounding land uses, is in conformity with the associated site specific Official Plan policies and Zoning By-law regulations and is based on sound land use planning principles.

Town Administration has reviewed the proposed site plan agreement and is prepared to recommend approval of the document and the attached drawings. Wolf Hooker Law Firm (Town Solicitor) has drafted the attached agreement (see Attachment 4, with site plan drawing attached thereto as Schedule B) which facilitates the development. 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

Planning & Building Services
Public Works & Environmental Services
Fire & Emergency Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2017-18 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 the Town of 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 the Town of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input 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:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Environmental Services

Reviewed by:

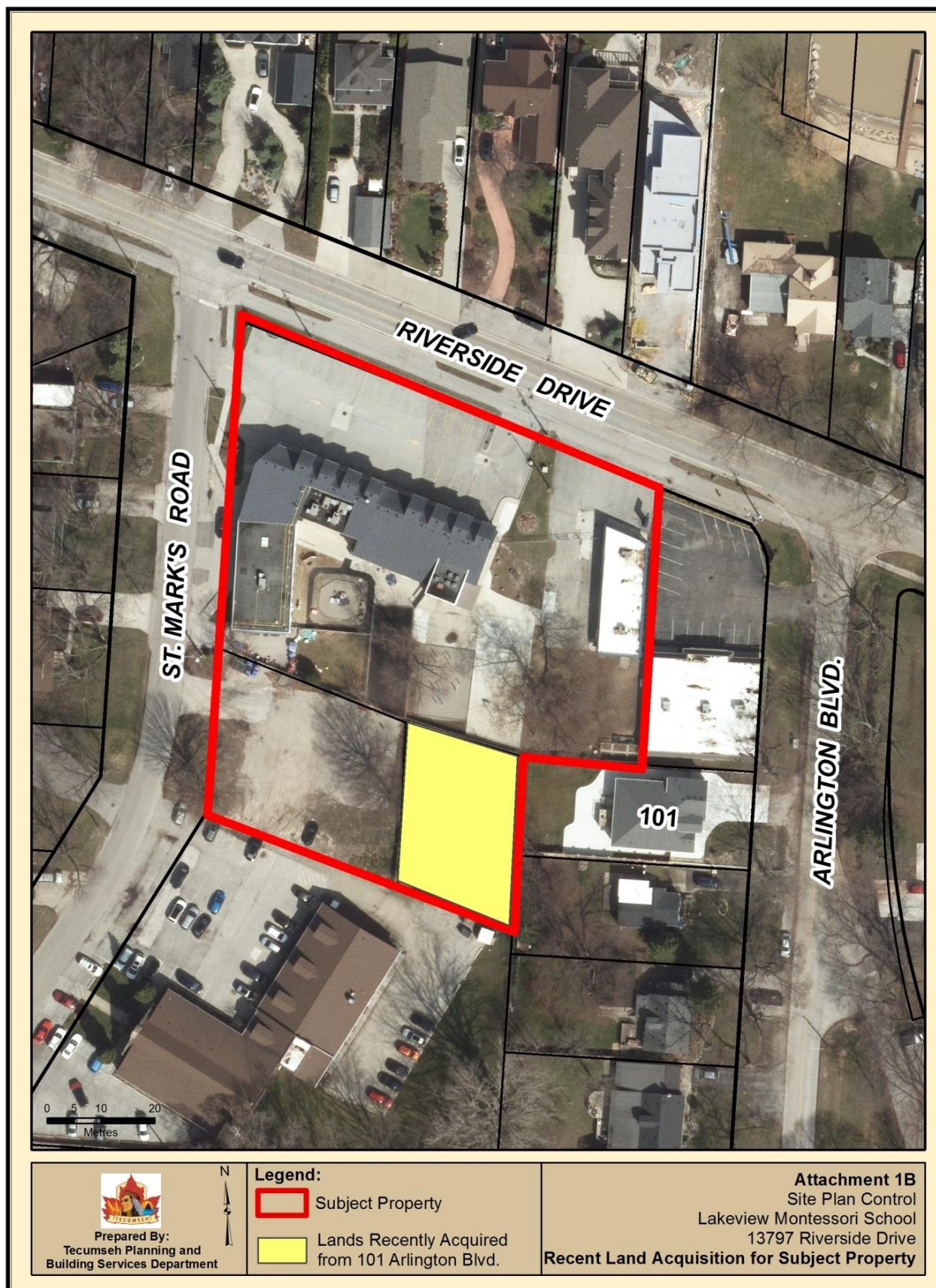
Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

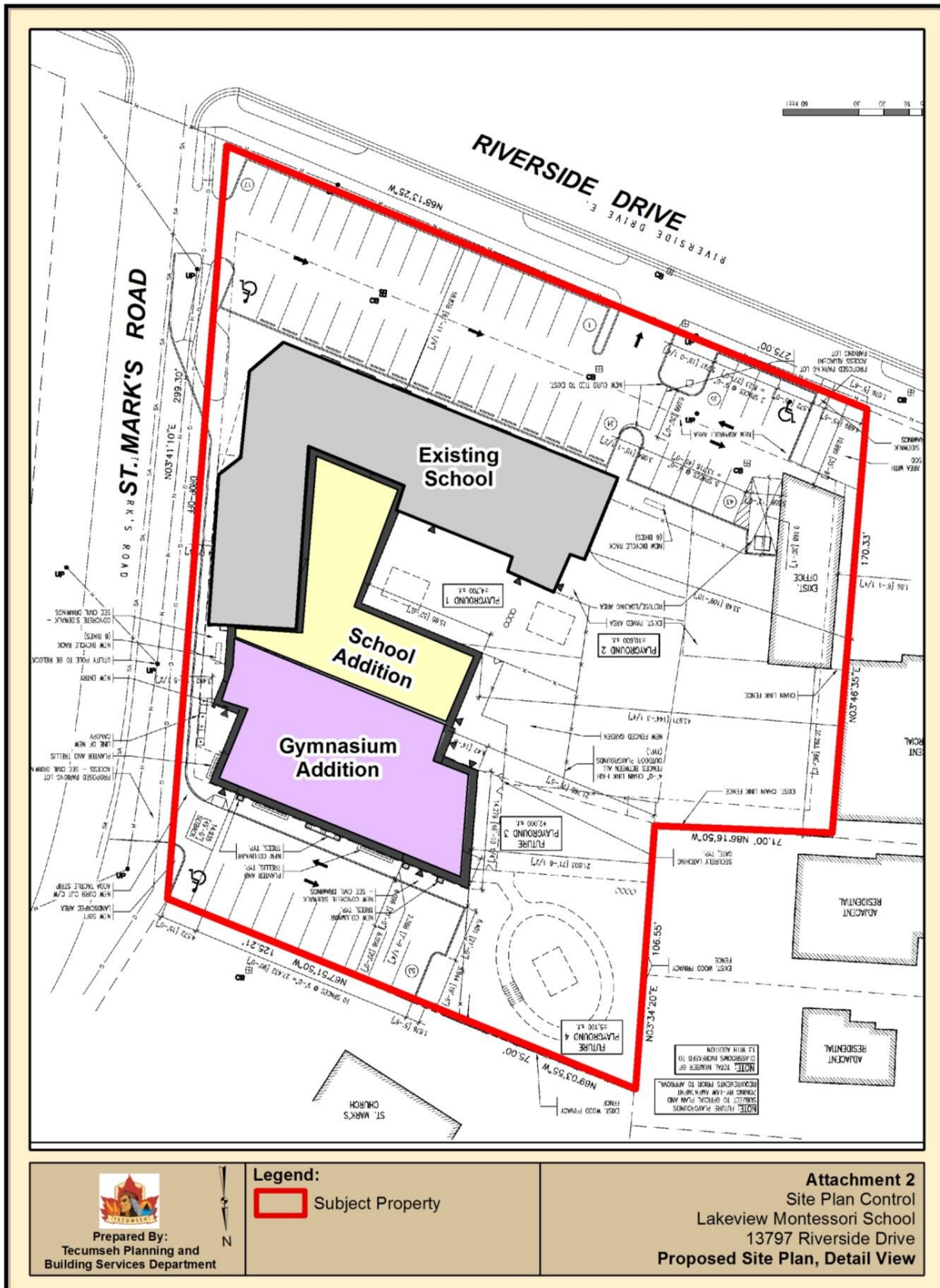
Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment Number	Attachment Name
1A	Subject Property Map
1B	Recent Land Acquisition for Subject Property Map
2	Proposed Site Plan, Detail View
2A	Proposed Architectural Rendering
3	Zoning Map
4	Draft Site Plan Control Agreement









Proposed Addition
Lakeview Montessori School
Tecumseh, ON

A architectural
D design
A associates
P.L.L.C.

Note: View looking north-east from St. Marks Road



Prepared By:
Tecumseh Planning and
Building Services Department



Attachment 2A
Site Plan Control
Lakeview Montessori School
13797 Riverside Drive
Proposed Architectural Rendering

