



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: February 26, 2019

Report Number: PBS-2019-03

Subject: Ste. Marguerite d'Youville Elementary School Addition
13025 St. Thomas Street
Site Plan Control Agreement Amendment
OUR FILE: D11 STMAR

Recommendations

It is recommended:

1. **That** a by-law authorizing the execution of the Conseil Scolaire Catholique Providence site plan control agreement amendment, satisfactory in form to the Town's Solicitor, which allows for the construction of a one-storey, 390 square metre (4,200 square foot) expansion to the existing Ste. Marguerite d'Youville Elementary School, along with associated on-site services/works, on a 3.6 hectare (9 acre) parcel of land located on the south side of the St. Thomas Street/Centennial Drive intersection (13025 St. Thomas Street), **be adopted**, subject to the Owner completing the following prior to the Town's execution of the Agreement:
 - i) executing the site plan control agreement amendment; and
 - ii) posting of security for performance pursuant to paragraph 4.1 of the agreement;
2. **And that** the Mayor and Clerk **be authorized** to execute such further documents as are called for by the site plan control agreement amendment approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement amendment on title to the lands and such other acknowledgement/directions for any related transfers or real property registrations contemplated by the site plan agreement amendment.

Background

The subject 3.6 hectare (9 acre) institutional property is located on the south side of the St. Thomas Street/Centennial Drive intersection (13025 St. Thomas Street). The Ste. Marguerite d'Youville Elementary School and associated parking areas currently occupy the northerly third of the site, with the balance of the property used for outdoor recreational space (see Attachment 1). An application to amend the existing site plan control agreement has been filed in order to permit a north-easterly expansion to the elementary school along with associated on-site works. The lands are subject to site plan control in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

More specifically, the proposed amended site plan depicts the following (see Attachment 2):

- i) A one-storey, 390 square metre (4,200 square foot) building expansion that will be used for the day-care component of the school;
- ii) A new 16-space parking area at the north-western portion of the school. This parking area is being introduced to accommodate the increase in teachers associated with the day-care facility; and
- iii) On-site works, including new sidewalks and landscaping associated with the proposed new parking area.

Comments

Zoning

The proposed amendment to the site plan complies with the Community Facility Zone (CF) zoning regulations (see Attachment 3) that apply to the subject property.

Site Design

As noted above, the proposed addition and parking area will be located to the front of the existing school. Both areas will be serviced by pedestrian linkages by way of new sidewalks. The entrance to the parking area will also be framed by landscaped areas including the planting of a tree on the west side.

Servicing

The proposed addition will be serviced by existing municipal water, stormwater and sanitary services. A site services plan has been reviewed and approved by Public Works and Environmental Services.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposed Site Plan Control Agreement amendment will result in appropriate development that is compatible with the surrounding land uses and is based on sound land use planning principles. Town Administration has reviewed the proposed agreement and is prepared to recommend approval of the document and the attached drawing.

Wolf Hooker Law Firm (Town Solicitor) has drafted the attached amending agreement (see Attachment 4, with site plan and site service plan attached thereto as Schedules "B" and "C" respectively) which facilitates the aforementioned addition. 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
Town Solicitor

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
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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
1	Subject Property Map
2	Site Plan, Detail View
3	Zoning Map
4	Site Plan Control Agreement Amendment





