



City of
Peterborough

To: **Members of the Planning Committee**

From: **Ken Hetherington, Manager, Planning Division**

Meeting Date: **July 20, 2015**

Subject: **Report PLPD15-036**
Application for Site Plan Approval, 2350 Woodglade
Boulevard, Conseil Scolaire de District Catholique Centre-Sud

Purpose

A report to seek the Planning Committee's approval of a Site Plan Application and to remove the "H" – Holding Symbol from the zoning of the property at 2350 Woodglade Boulevard in order to construct a 5557 square metre (59,812 Square foot) French Catholic Secondary School.

Recommendations

That Council approve the recommendations outlined in Report PLPD15-036, dated July 20, 2015, of the Manager, Planning Division, as follows:

- a) That the Site Plan Application submitted by IBI Group Architects for the construction of a 5557 square metre (59,812 Square foot) French Catholic Secondary School at 2350 Woodglade Boulevard be approved subject to the following conditions:
 - i) The conveyance to the City of a 12.0 metre X 8.0 metre day-lighting triangle at the corner of Woodglade Boulevard and Sherbrooke Street, at no cost and free of encumbrances.
 - ii) The establishment of a servicing easement in favour of the City along the alignment of the municipal storm sewer and overland flow channel through the property

- iii) The submission of all the technical information and revisions requested by the City's Site Plan Review Committee,
- iv) The deposit of Site Work Performance Security in the amount of \$120,000.00.
- b) That the property at 2350 Woodglade Boulevard be rezoned from PS.2-'H' – Public Service District to PS.2 – Public Service District in accordance with Exhibit "C" attached to Report PLPD15-036.

Budget and Financial Implications

There are no direct budget or financial implications to the City arising from the approval of this application.

Background

On February 2, 2015, City Council approved Report PLPD15-002, dated January 19, 2015, which amended the zoning of the subject property from the SP. 344 – Residential District to PS.2-'H' – Public Service District and from SP.246 – Commercial District to PS.2-'H' – Public Service District.

The 'H' – Holding Symbol may only be removed from the zoning of the property subject to Site Plan Approval being granted, including the submission of a revised Traffic Impact Study to address issues identified by the City's Manager of Transportation, to the satisfaction of the City's Utility Services Department.

In addition to the removal of the "H" – Holding Provision, Council's approval of the Site Plan Application is also required pursuant to the City's Site Plan Control By-law. Any non-residential development or mixed-use development having a building floor area greater than 2,500 square metres requires the approval of City Council.

Development Overview

The Applicant is proposing the construction of a 5557 square metre (59,812 Square foot) French Catholic Secondary School at the north-east corner of Sherbrooke Street and Woodglade Boulevard, almost identical in design to the school recently built in Newmarket Ontario.

The proposed building location is slightly more than 120 metres from Sherbrooke Street, because a major storm sewer extends diagonally across the property from Woodglade Boulevard to Sherbrooke Street.

A soccer field is shown close to the corner with a masonry property identification feature with landscaping facing the intersection of Sherbrooke Street and Woodglade Boulevard.

There is a line of angled parking in front of the school accessed from a one-way in driveway at its south end. The parking area is designed to accommodate pick-ups and drop-offs and is not connected to the much grander parking area flanking the north side of the building. This larger parking area is designed to accommodate school bus queuing and the general parking requirements for the development.

Traffic Impact

One of the conditions related to the removal of the “H” – Holding Provision was the submission of a revised Traffic Impact Study to the satisfaction of the Utility Services Department. The report has been reviewed and is to the satisfaction of the Department.

The Traffic Study details the existing and future conditions expected on the adjacent roads. The study concluded that the proposed development of the school will result in traffic that will operate at “good levels of service” during the analysed peak periods. The Study also concluded that external roadway improvements are not required to support the development of the property as a school.

The Site Plan incorporates an adequately sized pick-up and drop-off area on the property separate from the school bus queuing and general parking area. This was the prime concern, as the Site Plan had to provide assurances that there will not be any pick-up and drop-off activity from Woodglade Boulevard.

Landscape Development and City Parkland

One of the issues expressed at the time the Zoning By-law Amendment Application was presented to Planning Committee, related to potential adverse impacts site construction could have on the trees in Sherbrooke Woods Park. In order to accommodate the footprint of the building and address the slope of the site, a retaining wall is proposed from the north limit of the property to Sherbrooke Street. Behind the school, the retaining wall is as close as 3.5 metres from the property line and adjacent to the soccer field, it is shown as close as 0.9 metres from the property line.

Staff requested and received a Tree Management Plan as part of the Site Plan package submitted for approval. Originally, the plan showed spade digging some existing large trees on the subject property to other areas within the development. Staff assessed their likelihood to survive and determined it would be preferable to have more large calliper nursery stock planted than risk spending large sums of money spade digging existing trees.

The proposed retaining wall has the potential to adversely impact some trees close to the lot line growing in the Sherbrooke Street Woods. As a result, the Applicant has agreed to submit a pathway development/ forestation plan for a section of City owned parkland devoid of trees abutting the north-east corner of the subject property. The pathway is to be constructed of limestone screenings, 1.8 meters in width, with 3.0 meter wide grassed mowing strips on each side. The formalized pathway would connect Woodglade Boulevard to the woods around the subject property. The tree planting on City parkland will result in connecting the hedgerow near Woodglade Boulevard to the Sherbrooke Street Woods.

Site Statistics

Key Zoning By-law Regulations	Required	Provided
a) Max. Building Coverage	40%	18%
b) Landscaped Open Space Abutting all Lot Lines	3.0 metres	3.0 meters +
Parking		
c) Elementary School, 9 Classrooms	18 spaces	40 spaces
d) Secondary School, 5 Classrooms	18 spaces	40 spaces
e) Day Nursery Staff	8 spaces	17 spaces
g) Total Parking	44 spaces	97 spaces
h) Parking for Disabled Persons	3 spaces	3 spaces
i) Loading Space, 3.6 m X 6.0 m	1 space	3 spaces

Storm Water Management

Subject to the submission of additional technical information and revisions, the Storm Water Management design is to the satisfaction of the Utility Services Department. The design includes the installation of a subsurface storm water detention system beneath a storm water detention pond. All the site's storm water will be discharged to the storm sewer system on Sherbrooke Street.

Currently, storm water from the subdivision to the north traverses the site before discharging to an existing ditch on Sherbrooke Street. The Site Servicing Plan shows the construction of a new storm sewer to collect this storm water. It runs diagonally across the site to Sherbrooke Street, where a 900 mm diameter storm sewer will be built in an eastward direction to an existing catch basin manhole.

Notice

Notice of the Site Plan Application was circulated to abutting property owners as well as all concerned utilities and agencies. There were not any comments received from area residents. Comments were received from utility providers and were passed to the Applicant for consideration. A detailed accessibility review was received from the City's Accessibility Compliance Coordinator. Modifications to the drawings have been completed to improve the accessibility of the development.

Summary

The Site Plan for the new Francophone school should function well from a vehicular and pedestrian transportation perspective. The approach to tree compensation is recommended because it will result in linking the hedgerow adjacent to Woodglade Boulevard to the Sherbrooke Street Woods with a formalized pathway and tree cover. As well, the approach to the site's storm water management is to the satisfaction of the Utility Services Department. Accordingly, it has been recommended to approve the Site Plan Application and remove the "H"- Holding Symbol from the Zoning of the property.

Submitted by,

Ken Hetherington
Manager, Planning Division

Prepared by,

Brian Buchardt,
Planner, Urban Design

Concurred with,

Malcolm Hunt, Director
Planning and Development Services

Contact Name:

Brian Buchardt

Planner, Urban Design

Planning & Development Services

Phone: 705-742-7777 Ext. 1734

Toll Free: 1-855-738-3755 Ext. 1734

Fax: 705-742-5218

E-Mail: bbuchardt@peterborough.ca

Attachments:

Exhibit A - Land Use Map

Exhibit B - Site Plan Drawings

Exhibit C - Draft By-law – Removal of Holding Symbol from the zoning of the property at
2350 Woodglade Boulevard

Exhibit A, Page 1 of 1
Land Use Map

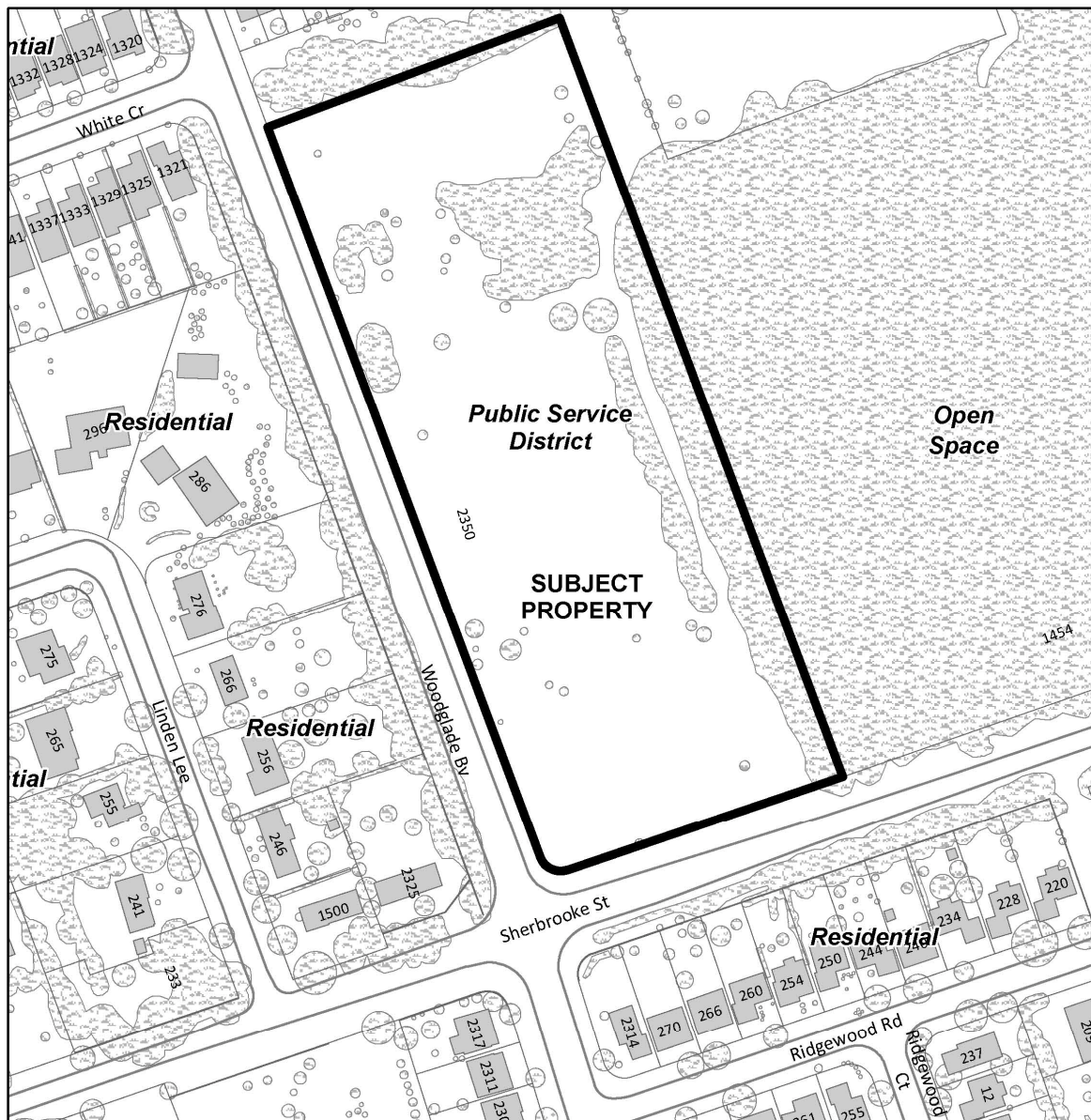
Land Use Map

Files: 01404 & Z1417

Property Location: 2350 Woodglade Blvd

EXHIBIT

SHEET OF

**The City of Peterborough Planning Division**

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: June 26, 2015

Map by: J.Ellis

0 5 10 20 30 40 50
Metres

Exhibit B, Page 1 of 6, Site Plan Drawings

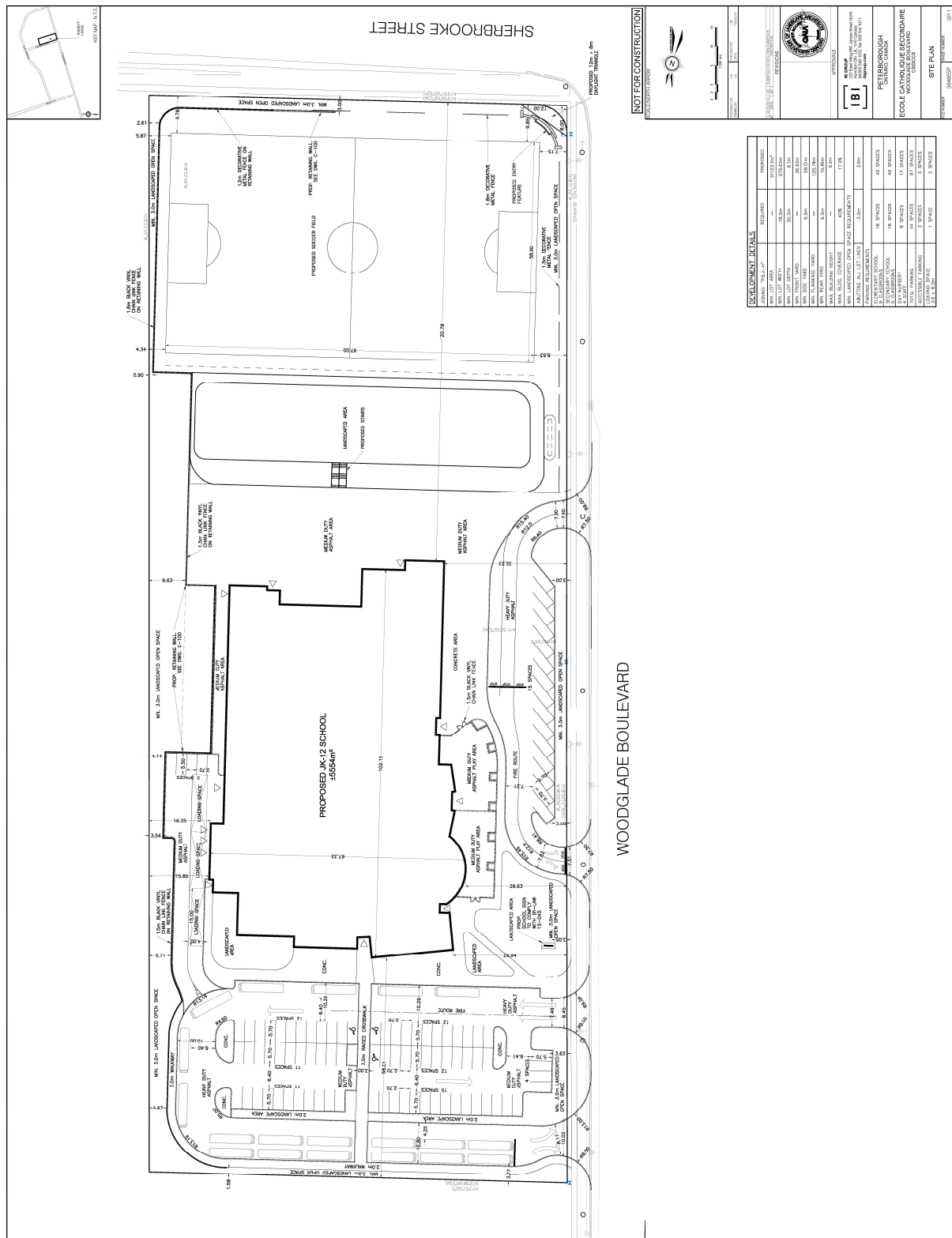


Exhibit B, Page 2 of 6, Site Plan Drawings

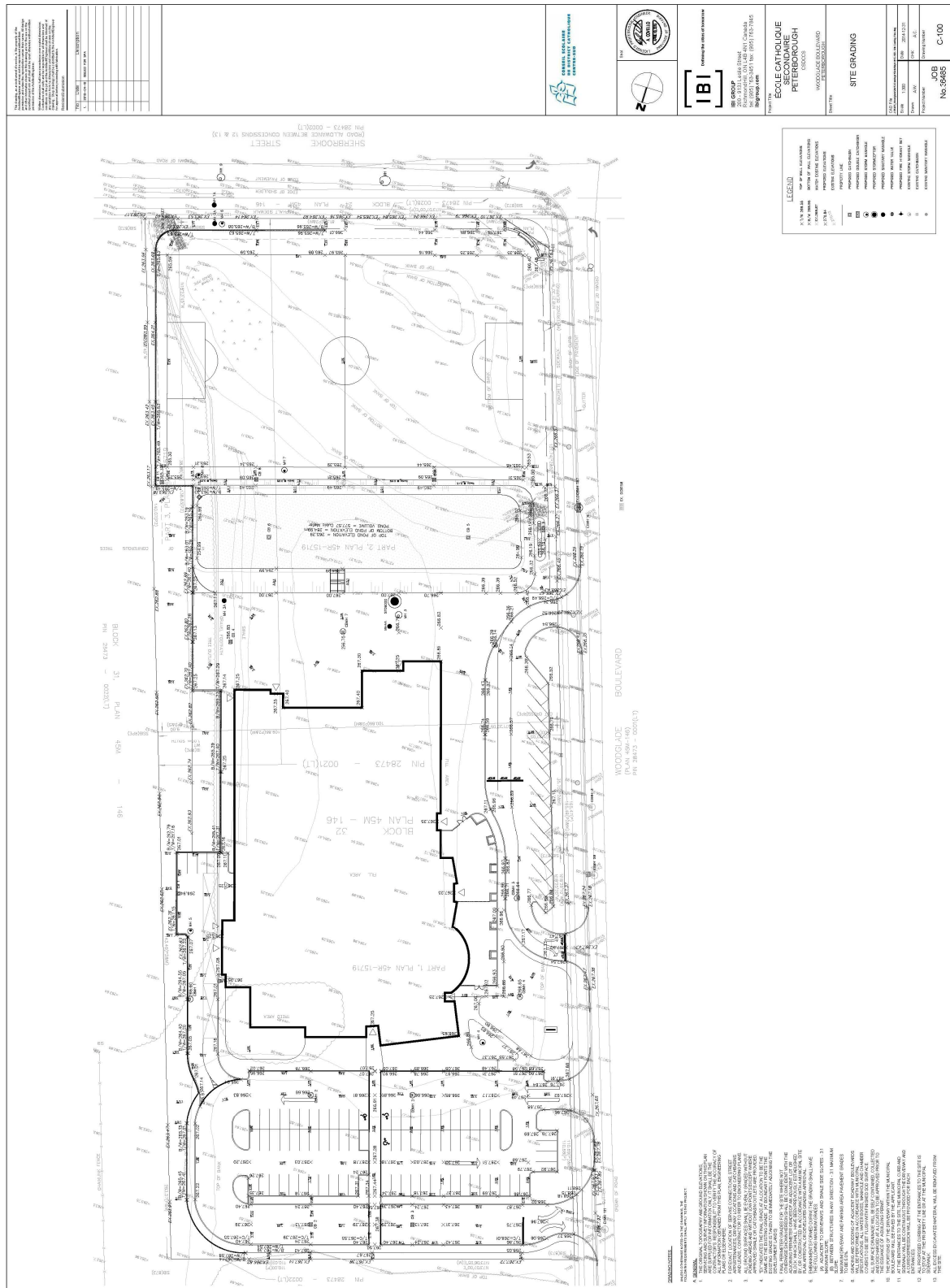


Exhibit B, Page 3 of 6, Site Plan Drawings

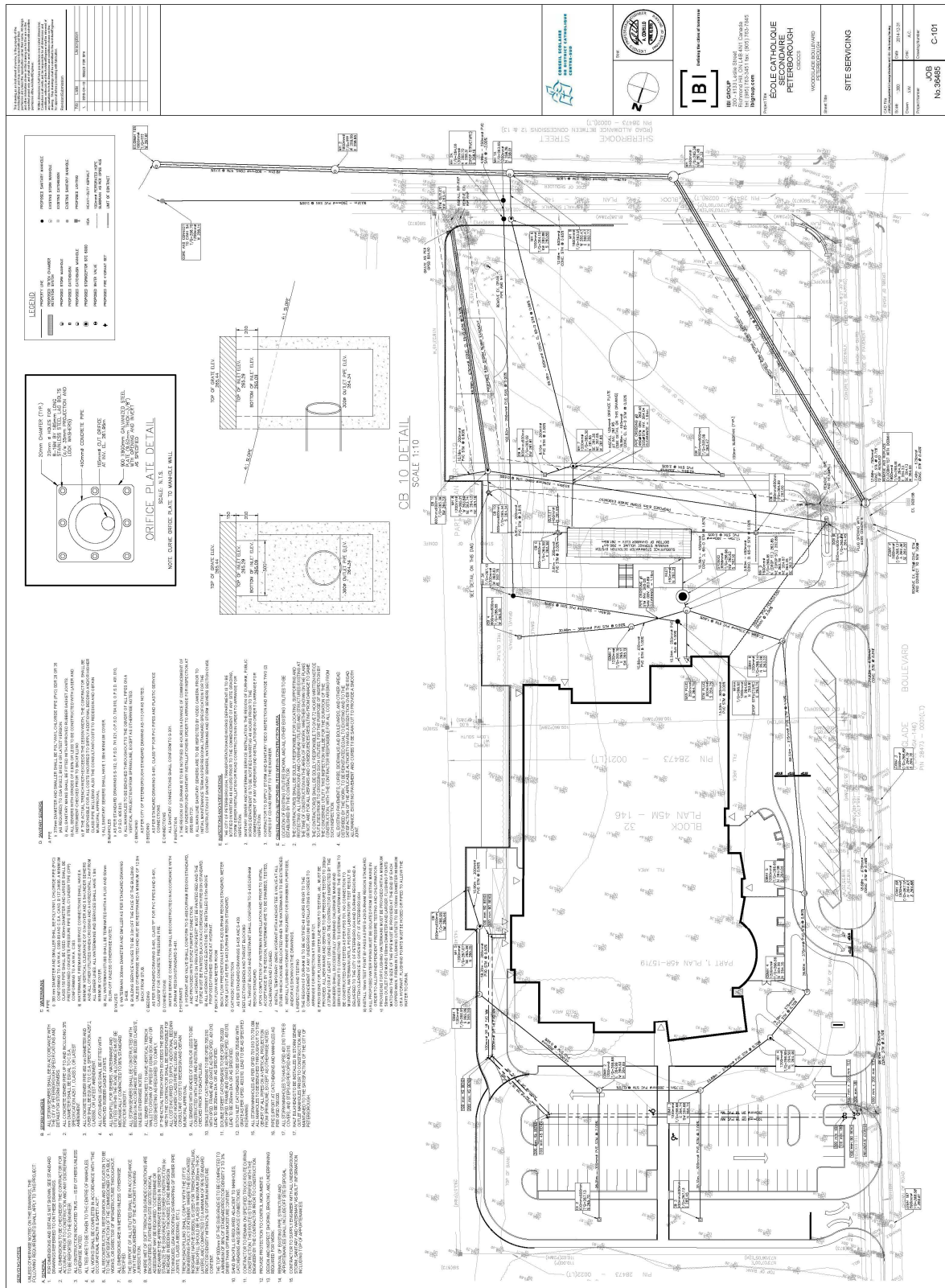


Exhibit B, Page 4 of 6, Site Plan Drawings

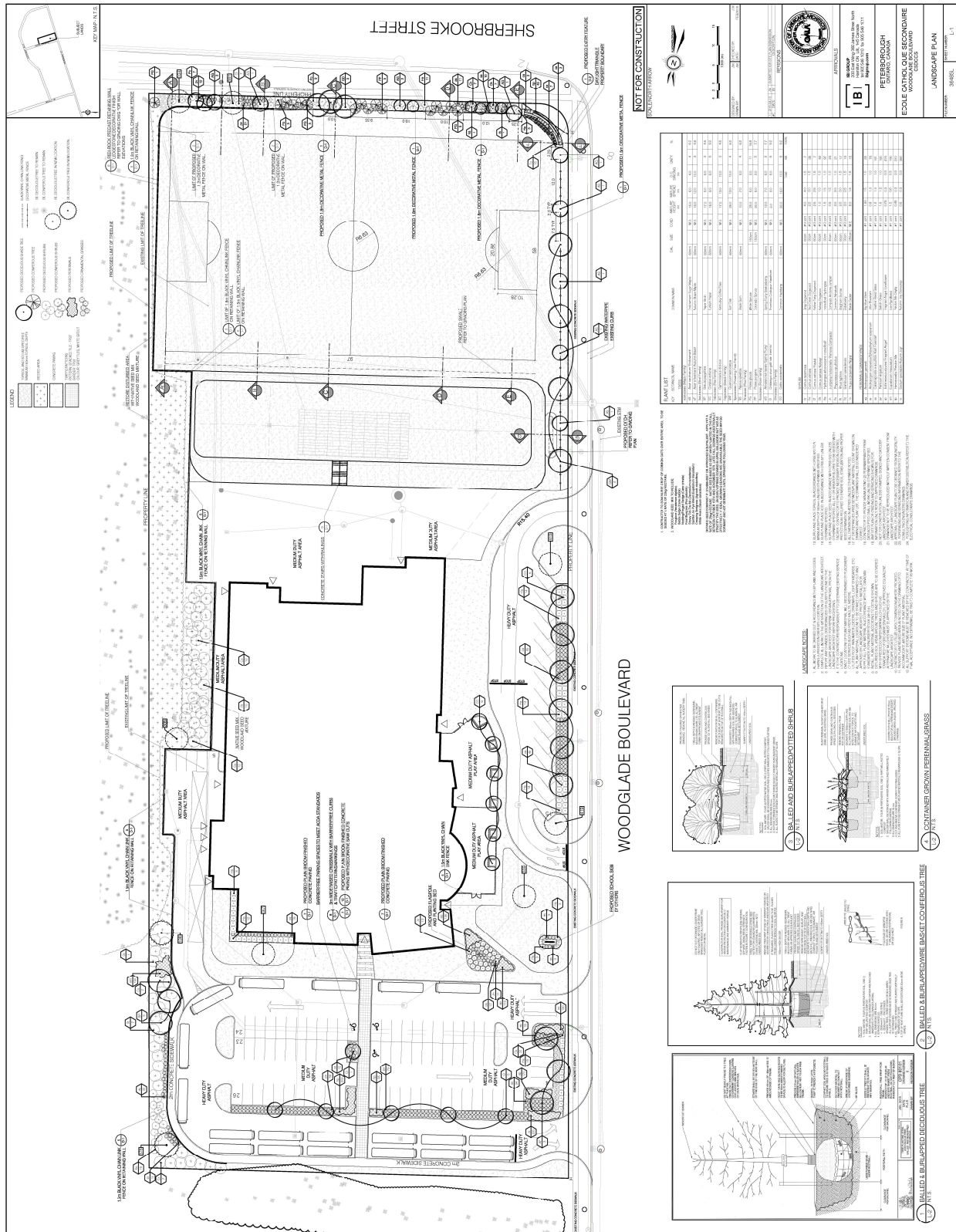


Exhibit B, Page 5 of 6, Site Plan Drawings

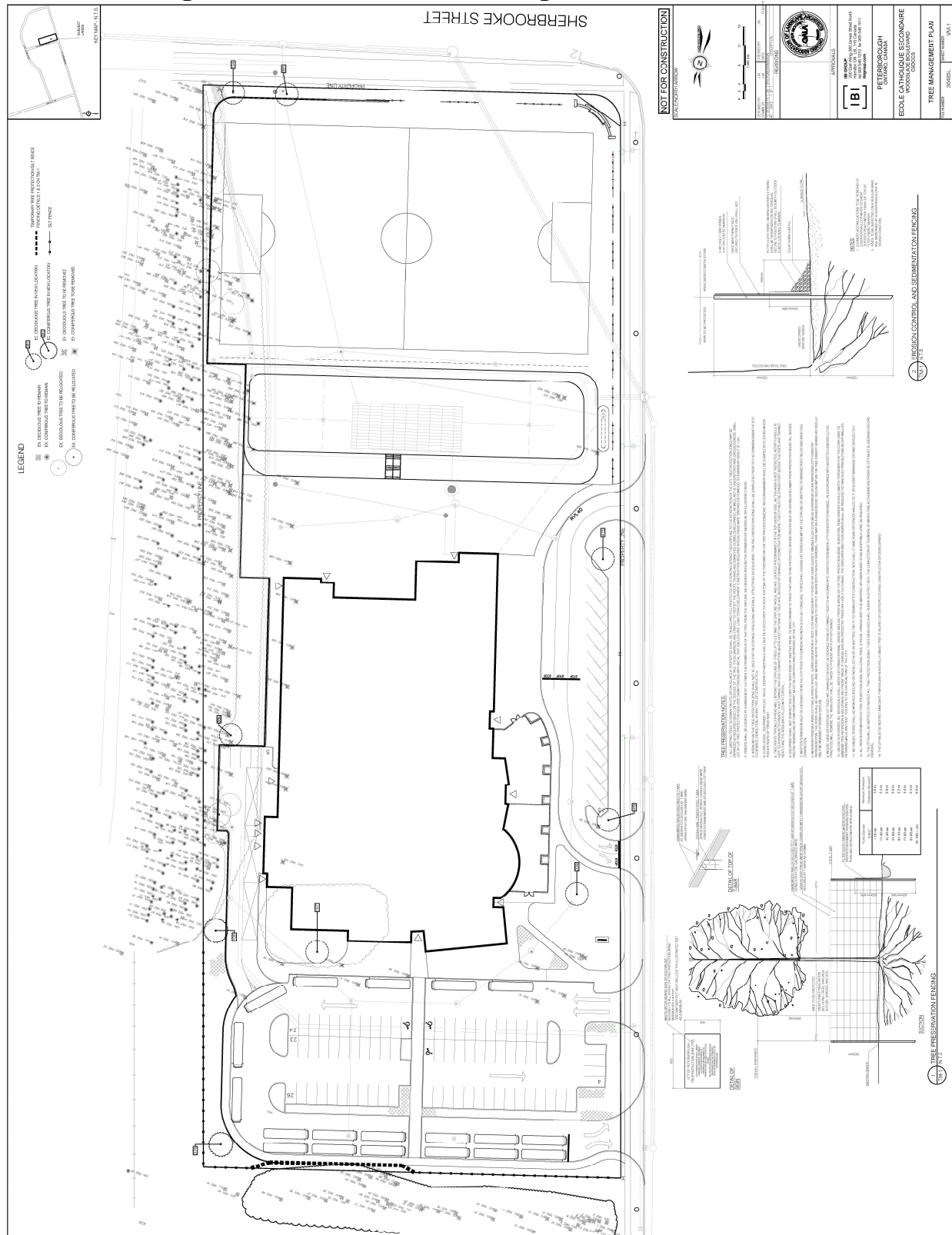


Exhibit B, Page 6 of 6, Site Plan Drawings



Exhibit C, Page 1 of 2 Draft By-law



The Corporation of the City of Peterborough

By-Law Number 15-

Being a By-law to remove the “H” – Holding Symbol from the zoning of the property at 2350 Woodglade Boulevard

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Map 9 forming part of Schedule “A” to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule “A” from **PS.2- “H”** - to **PS.2**.

By-law read a first, second and third time this 24th day of August, 2015.

Daryl Bennett, Mayor

John Kennedy, City Clerk

Exhibit C, Page 2 of 2
Draft By-law