



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: July 16, 2012

SUBJECT: Report PLPD12-049
Sir Sandford Fleming Skilled Trades Institute
Delegation Of Site Plan Approval

PURPOSE

A report to recommend the delegation of Site Plan Approval to the Director of Planning and Development Services for the construction of a 8,200 square metre Skilled Trades Institute at 599 Brealey Drive (Sir Sandford Fleming College).

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD12-049 dated July 16, 2012, of the Manager, Planning Division, as follows:

That the site plan application for the proposed construction of a 8,200 square metre skilled trade institute building at 599 Brealey Drive be delegated to the Director of Planning and Development Services for approval.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising from the recommendation.

BACKGROUND

In December 2009, an application for site plan approval was submitted for the proposed construction of a 8,200 square metre (88,264 square foot) skilled trade institute building at Sir Sandford Fleming College. Staff responded to the application on March 3, 2010. Recently, the applicant has submitted the requested additional information and revised plans for review. The review is expected to conclude soon. However, in order to expedite the issuance of a building permit during the summer construction season given the three week break in the Council cycle of meetings in August, it is recommended that the Director of Planning and Development Services be delegated the authority to approve the site plan application at the end of the municipal review process.

Pursuant to By-law No. 11-081, approval of site plan applications is delegated to the Director of Planning and Development Services for any non-residential development or mixed use development, having a building floor area less than or equal to 2,500 square metres. In addition, Site Plan Approval for non-residential developments in one of the City's industrial parks has already been delegated to the Director, regardless of the size of the building.

The floor area of the proposed skilled trade centre institute building is 8,200 square metres. The proposed building is as large as it is because it will not only contain classrooms and offices, but will have very large interior spaces to accommodate the teaching of skilled trades such as masonry, welding and electrical work. The revised site plan currently under review is attached as Exhibit "B" to this report.

SUMMARY

The development of the Skilled Trades Institute at Sir Sandford Fleming College has great importance to the College, the City and its greater area. With the delegation of the site plan approval to staff, all the municipal interests associated with the Institute's development will be addressed and a building permit can be issued sooner.

Submitted by,

Ken Hetherington
Manager, Planning Division

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Attachments:

Exhibit A - Site Location Map
Exhibit B - Site Plan

EXHIBIT A
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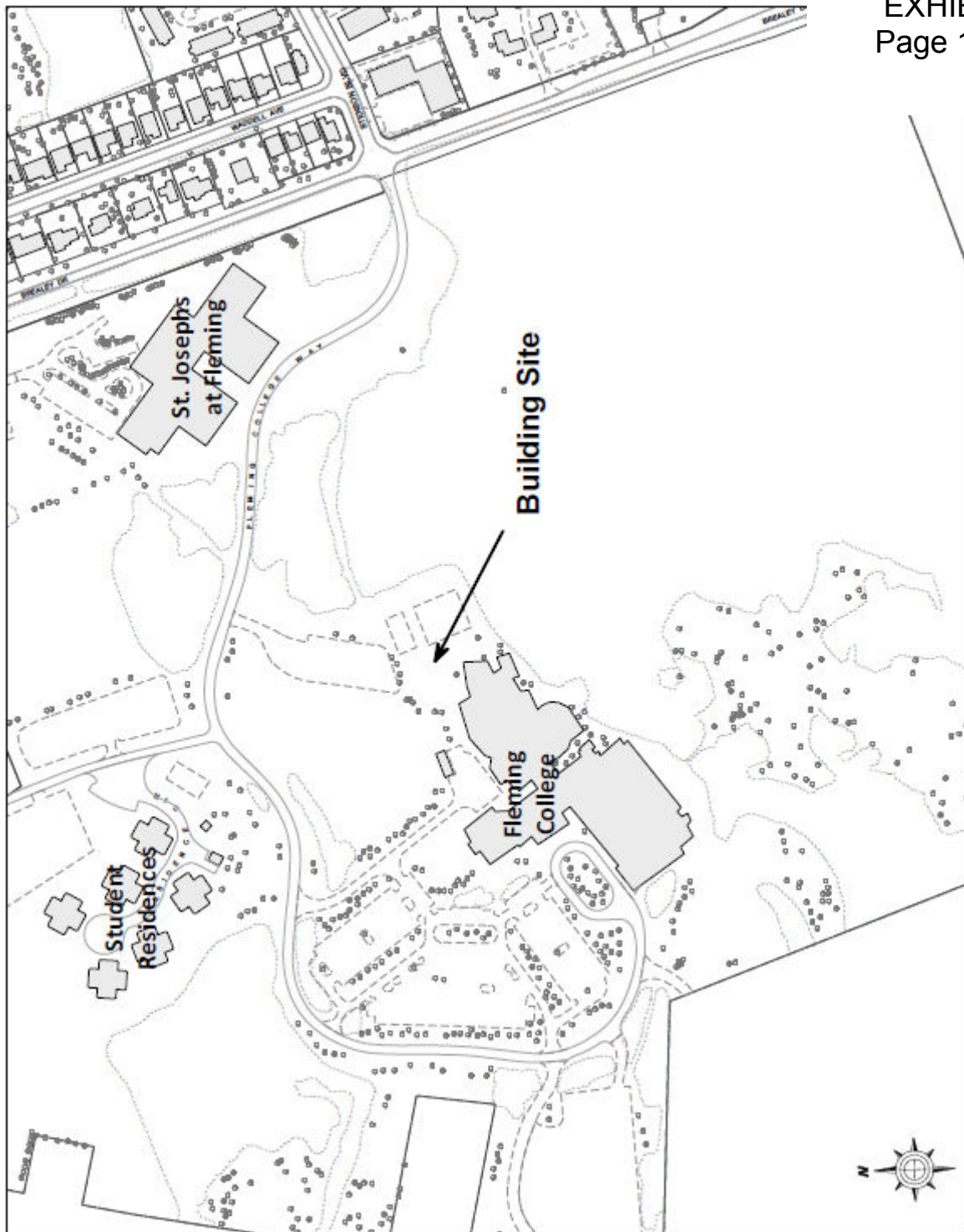


EXHIBIT "B"
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