



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **April 1, 2019**

Subject: **Report IPSPL19-012**
Application for Site Plan Approval: Proposed Construction of
a Two-Storey, 6,375 square metre Elementary School at 250
Hunter Street East and conveyance of City owned property

Purpose

A report to recommend the approval of a Site Plan Application for the construction of a two storey elementary school at 250 Hunter Street East, with a gross floor area of 6,375 square metres (68,620 square feet) and to recommend the transfer of land to Kawartha Pine Ridge District School Board.

Recommendations

That Council approve the recommendations outlined in Report IPSPL19-012 dated April 1, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Site Plan Application submitted by Moffat and Duncan Architects Inc. for the Kawartha Pine Ridge District School Board for the construction of a two storey elementary school at 250 Hunter Street East, with a gross floor area of 6,375 square metres (68,620 square feet) be approved subject to the following conditions:
 - i) Receipt of the deposit of site work performance security in the amount of \$400,000.00; and
 - ii) The submission of revised drawings and additional technical information to the satisfaction of the Engineering Site Plan Review Staff.

- b) That the property known municipally as 250 Hunter Street East described as Part of Block V, Plan 1A, City of Peterborough depicted on draft reference plan dated September 25, 2018 of Elliott and Parr (Peterborough) Ltd. (reference 18-19-232-00) ("Draft Reference Plan") as Parts 1, 2, 3, 4, 7 and 8 comprising approximately 0.71 hectares or 1.75 acres (the "Property"), be declared surplus to municipal requirements and that the remaining requirements of By-law 95-62 (By-law to Establish Procedures Governing the Sale of Real Property) be waived.
- c) That, in consideration of improvements to be made to Museum Drive by Kawartha Pine Ridge District School Board described in Report IPSPL19-012:
 - i) The Corporation of the City of Peterborough (the "City") transfer to Kawartha Pine Ridge School Board a temporary construction easement (the "Easement") over the part of the property known municipally as 250 Hunter Street East described as Part of Block V, Plan 1A, City of Peterborough depicted on the Draft Reference Plan as Part 9.
 - ii) The Corporation of the City of Peterborough transfer to Kawartha Pine Ridge District School Board the Property.
 - iii) The transfer of the Easement and the transfer of the Property be on terms acceptable to the Commissioner of Infrastructure and Planning Services, in consultation with the City Solicitor.
 - iv) The Mayor and Clerk or, as applicable, the said Commissioner be authorized to execute such documents in such forms as the City Solicitor considers appropriate to effect the transfer of the Easement and the transfer of the Property.

Budget and Financial Implications

The Property comprises approximately 0.71 hectares or 1.75 acres on the south side of the Museum and Archives property. It is proposed that the Property be transferred to the Kawartha Pine Ridge District School Board in consideration of improvements to be made to Museum Drive as part of the Site Plan Agreement. The School Board provided an estimate of the costs associated with the Museum Drive improvements. After an appraisal is completed for the value of the property to be transferred, including the establishment of the temporary easement for construction access, it will be determined if additional funds from the School Board will be required for the land.

Background

The Property at 250 Hunter Street East abuts the east side of King George School site and abuts the Museum and Archives site to the north. To enable the development of the new elementary school, the Museum and Archives property was re-zoned from OS.2, PS.1, to OS.2, PS.1, PS.2. The PS.2 – Public Service District was added to the zoning of the Museum and Archives lands to permit a school. In response to Report CSD17-005 dated February 27, 2017, Council authorized staff to complete negotiations with the School Board and to report back to Council on the terms and conditions for the transfer of the Property. It is recommended that the property be transferred to the Kawartha Pine Ridge District School Board, creating sufficient land area for the school's development.

Site Plan Application Features

General Layout

The subject Site Plan Application proposes to construct a two storey elementary school at 250 Hunter Street East, with a gross floor area of 6,375 square metres (68,620 square feet).

As there is a drop in elevation of approximately 10 metres from the back of the developed area to the Museum Drive driveway entrance, the proposed architectural response is to create a “walk-out” condition for the basement floor level on the west side of the building and create two parking lots, with one on its west side and one on its east side. As a result there are two driveway entrances off of Hunter Street East: a new driveway entrance on the building's west side and the use of Museum Drive to provide access to the parking lot on the east side.

Due to the elevation difference between the east and west side of the school, there will be two primary building entrances. The playground is also split, with a lower level playground on the building's west and north side and a smaller, higher level playground along its north side.

There is a fair amount of retaining wall construction required, including a wall along the Museum and Archives south property line. To facilitate the project, an easement for construction access has been granted in favour of the School Board over a strip of City owned property.

Driveway Entrances and Parking

The proposed new driveway entrance off Hunter Street East will provide access to the west side parking lot and the west aspect of the building. The layout of this parking area was revised through the Site Plan review process to improve proximity/access for

persons with a disability from the designated parking spaces. Also, the distance from the small children's play area and the vehicle pick-up/drop-off lane was increased due to a concern regarding potentially idling vehicles in the area.

In exchange for the conveyance of City owned land to the School Board, the School Board will be required to make improvements to Museum Drive, including:

- construction of a new curb-face concrete sidewalk from Hunter Street along the west side of Museum Drive to the walkway, leading to the Museum and Archives building main entrance,
- new asphalt paving to a point just past the driveway into the school's east parking lot
- grading and drainage improvements.

The required and provided amount of vehicle parking spaces breaks down as follows:

- Elementary School: 2 per classroom required. Requirement is 56 spaces
- Day Nursery: 2 per staff. Requirement is 5 spaces
- Disabled Persons Parking: 3 per 21 to 100 total spaces provided. Requirement is 3 spaces

The total number of parking spaces required and provided is 74 spaces.

Bicycle parking spaces will also be provided as part of the obligation pursuant to the Site Plan Agreement. There will be 24 bicycle parking spaces provided, distributed to logical locations within the school property.

Playgrounds

There are three playgrounds shown on the Site Plan. One is directly in front of the building where an area for toddlers and another for pre-school children is shown. A large paved playground is shown flanking the building's west and north side. It is separated by a retaining wall from another smaller playground area on its east side. These two playgrounds are connected by a trail looping through an open space area. The trail links to trails on the Museum and Archives site and Armour Hill beyond.

Pedestrian Access

The Site Plan shows three ways pedestrian access is accommodated:

- 1) An asphalt walkway from Hunter Street provides access to the west-side playground area;
- 2) A concrete sidewalk is shown extending from the Hunter Street sidewalk to the west aspect of the school. The building's west side main entrance can be

accessed from this walkway, as well as the toddler/pre-school children's playground; and

- 3) The east aspect of the school can be accessed by way of a new concrete sidewalk to be constructed up the west side of Museum Drive. A concrete walkway is to be constructed along the north side of the parking area where a school bus lay-by lane is shown on the Site Plan.

Tree Compensation and the Landscape Plan

The Urban Forest Manager has reviewed the Site Plan Application and has determined that 1,979 square metres of removed tree canopy needs to be replaced, which translates to 297 tree "whips" at an installation rate of 1,500 per hectare. A permit for the removal of trees to make way for the development of the school will be issued in advance of the bird nesting season identified in a scoped Environmental Impact Study.

The Landscape Plan was professionally prepared and shows the installation of trees and shrubs next to the school building and around the perimeter of the site, including the installation of trees, shrubs and perennials in the storm water management – low impact development (LID) feature bisecting the site's east side parking lot.

Engineering Review

The Storm Water Management Report, Site Grading and Site Servicing Plans have been reviewed and are conditionally recommended for approval. At the time of writing this report, there were some minor technical details to be addressed. The recommendation to approve the Site Plan Application is conditional on the technical details being addressed to the satisfaction of Site Plan Review Engineering staff.

Accessibility

The Site Plan Application was reviewed by the Built Environment Committee and the Accessibility Coordinator. All the concerns expressed have been addressed to the satisfaction of the City's Accessibility Coordinator.

Notice

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities. The Otonabee Region Conservation Authority (ORCA) has reviewed a scoped Environmental Impact Study and has determined that without compensation, there would be a loss of habitat opportunities if not replaced as part of the Site Plan. As a result, the Landscape Plan incorporates native plantings arranged in a manner that would re-create habitat opportunities that will be impacted by the school's development.

Summary

The Site Plan Application for the construction of a two storey elementary school at 250 Hunter Street East, with a gross floor area of 6,375 square metres (68,620 square feet) is recommended for approval on the condition that revised drawings and additional technical information is submitted to the satisfaction of the City's Site Plan Review Engineering staff. The transfer of the Property to Kawartha Pine Ridge District School Board will provide sufficient land area for the school and will result in improvements to Museum Drive.

Submitted by,

Cynthia Fletcher,
Commissioner, Infrastructure and Planning Services

Contact Names:

Ken Hetherington
Manager, Planning Division
Phone: 705-742-7777, Ext. 1781
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: khetherington@peterborough.ca

Brian Buchardt
Planner, Urban Design
Phone: 705-742-7777, Ext. 1734
Toll Free: 1-855-738-3755
Fax: 705-742-5218
E-mail: bbuchardt@peterborough.ca

Attachments:

Exhibit A: Land Use Map
Exhibit B: Site Plan

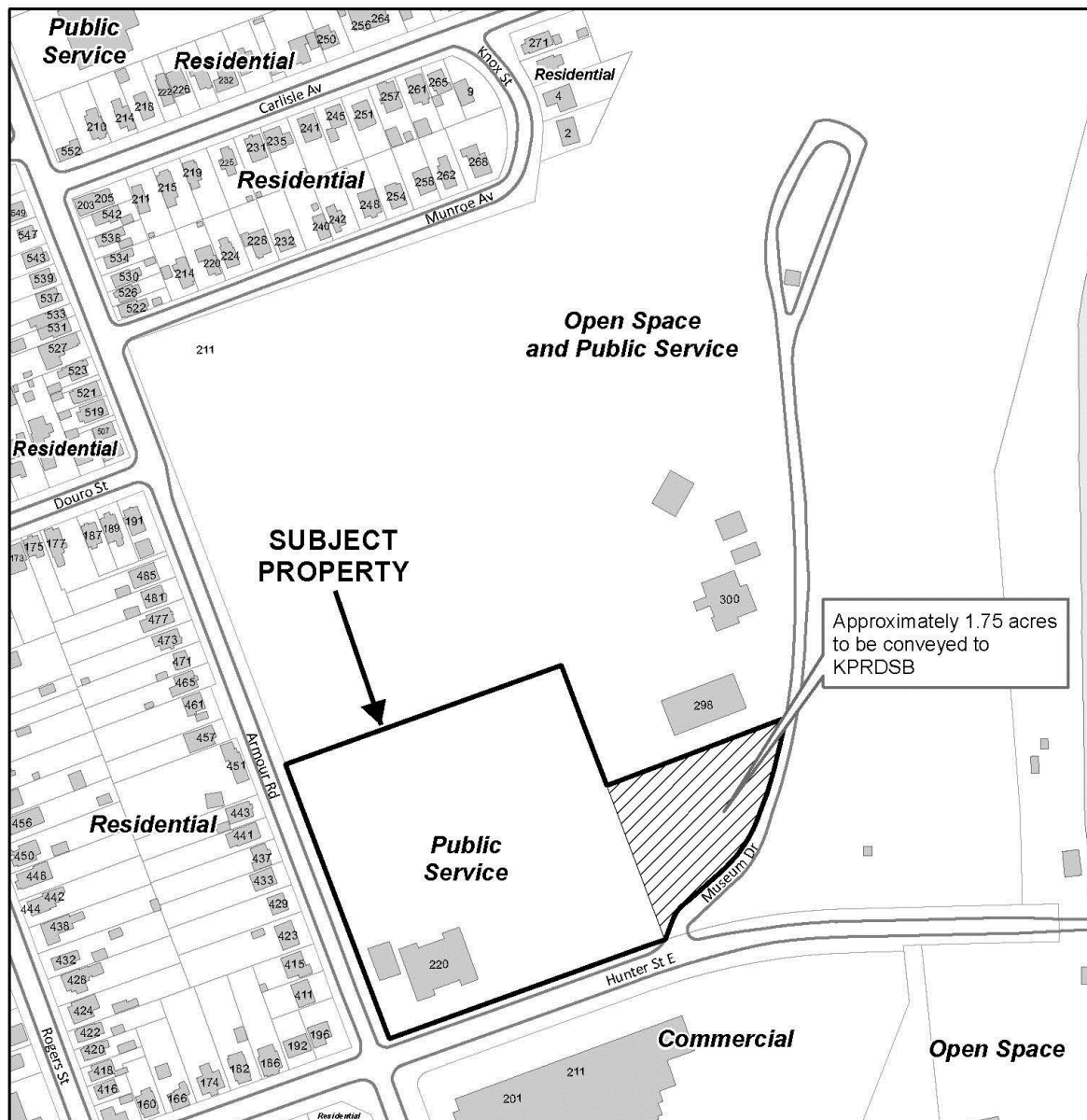
Exhibit A – Land Use Map, Page 1 of 1

Land Use Map

File: Z1718

Property Location: 220 Hunter St E

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

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Date: March 21, 2019

Map by: jellis

0 20 40 80 120 Metres

Exhibit B – Site Plan, Page 1 of 1

