



PLANNING AND BUILDING SERVICES MEMORANDUM

FILE: D11-1691

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: ANDREA BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: SIMCOE COUNTY DISTRICT SCHOOL BOARD
SOUTH BARRIE SECONDARY SCHOOL – 225 PRINCE WILLIAM WAY
SITE PLAN – THIRD SUBMISSION**

DATE: JULY 24, 2017

The purpose of this Memorandum is to advise Members of City Council that on July 4, 2017, Planning received the revised (third) site plan submission from the Simcoe County District School Board and has since circulated same to internal departments and external commenting agencies for technical review and comment. Comments on the revised submission have been requested by July 28, 2017, so as to finalize the Site Plan Conditions and issue the final Preliminary Site Plan Approval to the applicant by mid-August 2017. The revised plans are generally consistent with those which Council previously considered and granted their approval to in June of 2016.

Background

On June 13, 2016, Council, through Motion 16-G-148, approved the Site Plan Application submitted by the Simcoe County District School Board (SCDSB) and directed staff to prepare the Site Plan Conditions to implement such approval. Draft Site Plan Conditions were issued to the SCDSB on June 29, 2016 to address the technical matters associated with the plans provided to date including, but not limited to:

- the conveyance of the lands required for the future Prince William Way right-of-way and Mapleview Drive East road widenings;
- enhanced streetscape details;
- the provision of an enhanced feature at the south-east corner of the intersection;
- the relocation of the proposed portables; and
- the requirement for Committee of Adjustment approval to recognize a number of site deficiencies related to minimum lot area, parking ratio, parking space dimensions and maximum fence height.

On October 26, 2016, the Committee of Adjustment heard and considered the Minor Variance application by the SCDSB and granted approval of the variances related to lot area, parking ratio and parking space dimensions. The Committee did not grant approval for an increase in fence height and agreed with planning staff's recommendation that the typical 2m high tight board fence with intensified plantings along the south and east property boundaries would be more appropriate and desirable to screen the proposed portables from the adjacent future residential properties.

On November 25, 2016, planning staff met with a number of representatives from the SCDSB to review the proposed streetscape enhancements. In the absence of a fully revised site plan submission, City staff reviewed the proposed streetscape plan and provided comment back to the School Board on December 9, 2016. Since this time, Planning has been awaiting the revised Site Plan submission from the SCDSB to address all of the technical matters identified through the Draft Site Plan Conditions and the comments associated with the proposed streetscape plan.



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As Council is aware, on May 17, 2016, the School Board filed an appeal with the Ontario Municipal Board appealing Council's October 2015 decision to deny the Site Plan Application. Given Council's June 2016 approval of the Site Plan, this appeal has not proceeded to a hearing to date. However, should the City and School Board disagree on the technical matters associated with the final Site Plan approval conditions, this appeal may proceed to a hearing. Staff will continue to work diligently with the applicant to address all of the technical site plan matters associated with the revised submission so as to proceed with registration of the Site Plan in a timely manner and ultimately negate the need to proceed to a hearing. The Site Plan must be registered prior to the School Board proceeding with any site alteration or road works associated with the Prince William Way right-of-way.

Should there be any questions or further clarification on the above, please do not hesitate to contact the Planning File Manager, Carlissa McLaren (ext. 4719), directly.