

Legislation Text

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URBAN DESIGN GUIDELINES - SOUTH BARRIE SECONDARY SCHOOL

John Dance, Superintendent of Facility Services, Simcoe County District School Board and Paul Stevens, ZAS Architects and Interiors Inc. provided a slide presentation concerning the proposed south Barrie secondary school and the Urban Design Guidelines.

Mr. Stevens discussed slides concerning the following topics:

- The location of the new secondary school site and surrounding uses;
- The proposed site plan and artist's renderings of the school and site;
- The School Board's rationale associated with the proposed site layout and the Board's view related to how it complies to the Official Plan and the Hewitt's Secondary Plan;
- The topography of the site and the impact of the topography on the design of the site including the location of the school and the two proposed athletic fields;
- The traffic considerations associated with the location of the parking lot, the 3 storey secondary school and the incidental drop-off locations;
- The elements of the City of Barrie's Official Plan, Urban Design Guidelines and Hewitt's Secondary Plan the he feels have met been within the design; and
- A secondary school built in Markham with a comparable design.

S. Naylor, Director of Planning Services and Carlissa McLaren, Development Planner, provided an overview of the surveys, consultation and concerns with respect to the proposed location and design of the south Barrie secondary school.

Members of the Committee and Council Members in attendance asked a number of questions related to the information provided and received responses from staff and the presenters.

Three individuals (Ray Duhamel, Keith McKinnon and Travis Doucette) addressed the Committee concerning the Urban Design Guidelines and the South Barrie Secondary School. The Individuals provided comments related to:

- The support for the development of a high school. The challenges associated with the school moving forward as the first development in the Hewitt's Secondary Plan;
- Possible precedent setting if the first development does not adhere to the Hewitt's Secondary Plan;
- The lack of inconsistency of the proposed site plan with the City's planning policies;
- The application being pre-mature without working through the drainage, grading, impacts on the road network, etc.;
- The consideration of cost sharing items;
- The impact on the sub-watershed and low impact options for consideration;
- The need for communication and information on the proposed phases, background studies and to be provided to the Hewitt's Creek Landowners Group and the Salem Land Owners Group;
- The concerns that the School Board are requesting special provisions and not abiding by the Urban Design Guidelines and the spirit of the Hewitt's Creek Secondary Plan;

- That the Site Plan be considered by City Council and not processed through delegated authority to staff;

Members of the Committee and Council Members in attendance asked several questions related to the information provided and received responses from staff and the presenters.