


TO: GENERAL COMMITTEE


SUBJECT: SOUTH BARRIE SECONDARY SCHOOL (225 PRINCE WILLIAM WAY)
SITE PLAN APPROVAL – SECOND SUBMISSION

WARD: WARD 10

PREPARED BY AND KEY CONTACT: *for:* S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 
EXT: 4485

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Site Plan Application [second submission (April 8, 2016), as revised (May 12, 2016)] submitted by the Simcoe County District School Board, for lands located at 225 Prince William Way, be denied.
2. That staff in the Planning and Legal Departments defend Council's decision before the Ontario Municipal Board, including the retention of external experts, in respect to the appeal filed by the Simcoe County District School Board.

PURPOSE & BACKGROUND

Report Overview

3. The Simcoe County District School Board submitted a Site Plan Application for the proposed South Barrie Secondary School on June 19, 2015. On October 26, 2015 Council denied the Application as the proposed Site Plan did not meet the design guidelines and policy objectives of the City of Barrie. The background to this decision is included in Planning Report PLN023-15, and in the Memorandum dated October 26, 2015 from the Planning Services Department (copies of which have been placed in the Council Lounge).
4. Since the time of that decision, representatives of the School Board and City have met on different occasions to discuss potential options to resolve this matter.
5. The Simcoe County District School Board provided the City with a second submission on April 8, 2016, (Appendix "A"), and a further revised plan to that second submission (Appendix "B"), on May 12, 2016.
6. On May 17, 2016 the Simcoe County District School Board filed an appeal of Council's decision to not approve their proposed Site Plan Application, with the Ontario Municipal Board.
7. The purpose of this Report is to recommend that the Site Plan (second submission) submitted by the Simcoe County District School Board on April 8, 2016, as revised on May 12, 2016, for the

proposed South Barrie Secondary School located at 225 Prince William Way, within the Hewitt's Secondary Plan Area, be denied.

Background

8. Meetings between the City and School Board representatives were held subsequent to Council's decision to deny the Application in October, 2015. The purpose of these discussions was to investigate potential resolutions that could permit the School Board to move forward with their plans to build a new Secondary School at 225 Prince William Way.
9. The Simcoe County District School Board retained an Urban Designer to provide advice on a Site Plan for the subject lands. The City received a second submission of the Site Plan on April 8, 2016. While the Plan included certain additional landscaping and design treatments along Prince William Way, it did not address the concerns of staff in any appreciable way, including the provision of a building at the intersection of Prince William Way and Mapleview Drive East.
10. The changes included in the April 8, 2016 second submission included: seating areas along Prince William Way, and at the Mapleview Drive East and Prince William Way intersection; a walkway on Board property parallel to Prince William Way between the school and intersection; introduction of landscape treatment around the periphery of the property, including both street frontages; a 3 metre (10 foot) high board fence along the eastern property boundary; and a 3 metre (10 foot) high chain link fence proposed along the southern property boundary.
11. Subsequent to the second submission, the School Board provided a revised plan which included a "Potential Phase 2 Development Site" ("Development Site"). The purpose of the Development Site (Appendix "B") is meant to illustrate the location of a potential building that could be located at the intersection of Mapleview Drive East and Prince William Way in the future. The area of the potential building site is approximately 0.595 hectares (1.47 acres) in size, with approximate frontages of 60 metres (200 feet) on Prince William Way and 100 metres (328 feet) along Mapleview Drive East.
12. While the Development Site is a positive step toward addressing staffs' concerns of having a building massing in this location, there is no commitment that the building would actually be built. If this "potential" building was never to occur the school would remain as the sole building on the property as is currently proposed, and would not satisfy the policy and design objectives of the City.
13. A Report to Council based upon the second submission, as revised, was originally scheduled by staff for May 16, 2016. As the revision was not received from the SCDBE until May 12, 2016, it was not possible for the Report to be prepared and included on the May 16, 2016 General Committee Agenda.
14. As a result of the second submission, as revised, not having been considered on May, 16, 2016 the Simcoe County District School Board filed an appeal on May 17, 2016 with the Ontario Municipal Board appealing Council's October, 2015 decision to deny the Application.

ANALYSIS

15. Staff Report PLN023-15 provided a detailed review of the original Site Plan submission, and included an analysis of why staff did not feel that the proposed Plan met the policy objectives of the City with respect to the design of the Prince William Way school site. The revisions that have been proposed subsequent to Council's decision have not addressed staffs' concerns identified in Report PLN023-15.

Summary

16. Based on the above, Planning staffs' opinion is that the second submission, as revised, of the Site Plan Application submitted by the SCDBE is not in keeping with the City's Official Plan, Hewitt's Secondary Plan, and the land use design policies and objectives pertaining to this site. As such, staff is recommending to Council that the second submission, as revised, be denied.
17. Staff is also recommending that Legal and Planning staff defend Council's decision, including retaining external experts, at the Ontario Municipal Board Hearing that will be held due to the appeal filed by the Simcoe County District School Board.

ALTERNATIVES

18. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could request that the Simcoe County District School Board entertain further discussions with the City to attempt to resolve the issues related to the proposed Site Plan Application.

This alternative is not recommended as a number of discussions have occurred, both before and since the original Application was denied in October, 2015, and while different options were discussed and evaluated, no resolution was reached. There is no reason to believe that additional meetings would result in a different and positive outcome.

Alternative #2 General Committee could approve the second submission, as revised, and direct staff to prepare Site Plan Conditions to implement Council's decision.

This alternative is not recommended as the proposed Site Plan does not meet City policy and design objectives.

FINANCIAL

19. There will be cost implications for defending the City's decision against the Simcoe County District School Board's appeal to the Ontario Municipal Board. Those costs will include the retention of the necessary external experts to assist in the defence of Council's decision.
20. There will also be a significant amount of staff time devoted to preparing and attending the Hearing, which has been proposed for four (4) days. While this is not a direct cost, other projects and assignments for which those staff members are responsible may be impacted, although every effort to minimize this impact will be taken.

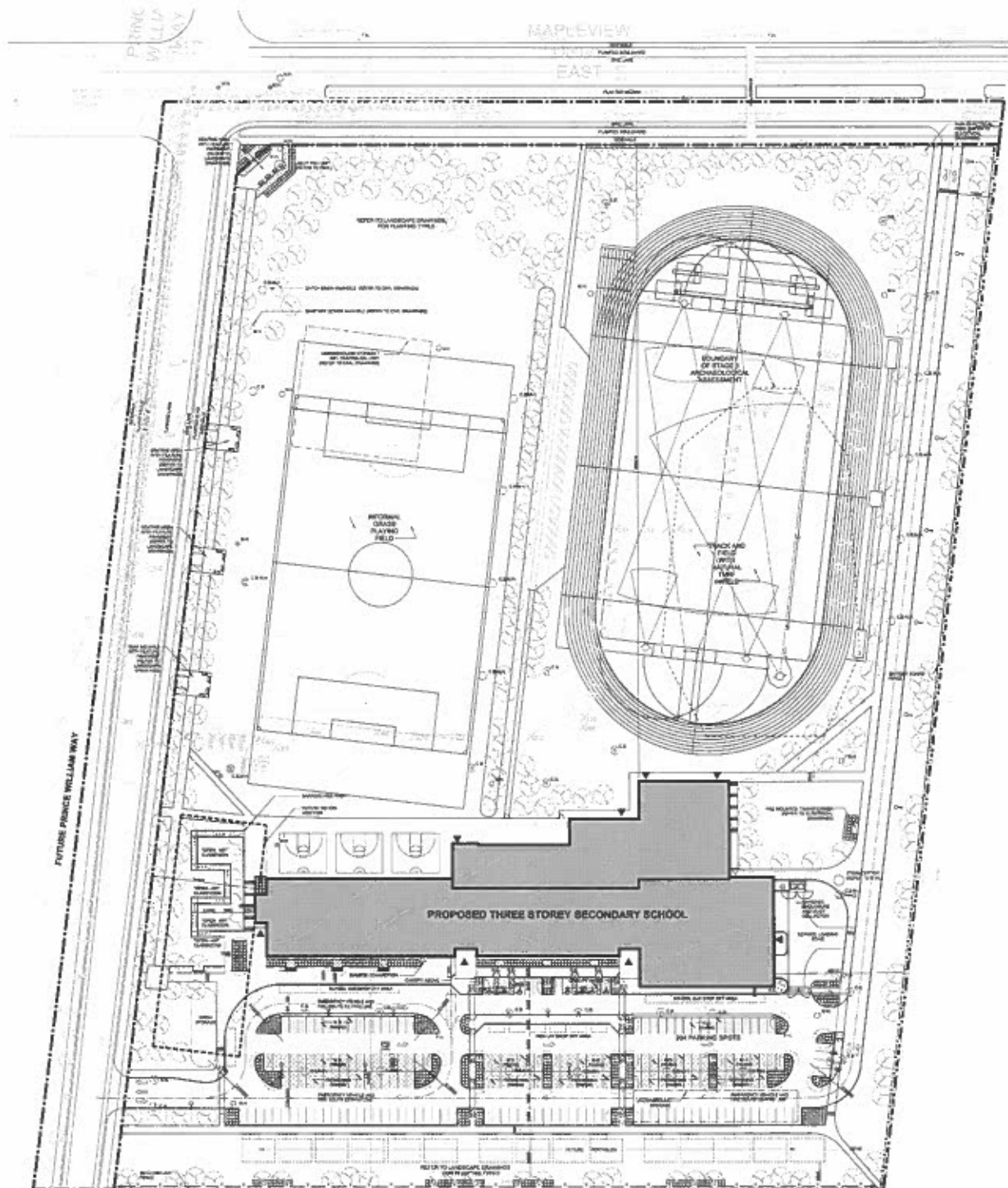
LINKAGE TO 2014-2018 STRATEGIC PLAN

21. The recommendations included in this Staff Report do not directly support the goals identified in the 2014-2018 Strategic Plan:

Attachments: Appendix "A" – Site Plan – second submission – April 8, 2016
Appendix "B" – Site Plan – second submission revised – May 12, 2016

APPENDIX "A"

Second Submission – April 8, 2016



APPENDIX "B"

Second Submission Revised – May 12, 2016

