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Date: April 13, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Approval by
Greater Essex County District School Board
1620 Jasperson Dr., Part of Lot 3, Concession 1 ED,
Parts 1 & 2, RP 12R 27276

Report No.: PS 2021-022

AIM

To provide the Mayor and Council with details regarding the construction of the new combined elementary and secondary school and the associated site plan approval located on property at 1620 Jasperson Drive in the Town of Kingsville.

BACKGROUND

Approximately five years ago it was announced by the Greater Essex County District School Board that a new combined elementary and secondary school would be constructed in Kingsville. This would replace Kingsville District High School, Kingsville Public School, Jack Miner Public School and accommodate secondary school students from the Harrow area. A site selection process was undertaken and eventually the site on Jasperson Drive was selected. Since that time work has been ongoing to prepare the site and develop plans for the school.

The subject site is 10.1 ha (25 ac.) in area. The proposed school will be a 12,818 sq. m (138,000 sq. ft.) building with a mix of single and two storey areas. Timeline for construction is approximately eighteen months. The plan does include sports field areas and future track however these will be developed at a later date. (See Appendix A)

DISCUSSION

1.0 Provincial Policy Statement

There are no issues of Provincial significance raised by this application.

2.0 Official Plan

The subject property is designated 'Residential' and subject to the policies under Section 3.6 of the Official Plan for the Town of Kingsville. Specifically Section 3.6.1 Policies outlines under item b) that, 'other uses which are considered necessary and complementary to serve residential areas, such as schools, parks, churches, day care centres, home occupations and essential buildings and structures for public utilities, may be permitted where they are compatible with the residential area.

Comment: The majority of existing and new schools are located within existing residential area or in areas developing for residential purposes. The purpose of this is to provide as much opportunity for student within urban settings to walk and reduce the need for bussing. As a regional school both walking and bussing will be utilized.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property was rezoned in 2017 from Residential to 'Education, (EG-1)' as part of the overall preparation of the site. The attached site plan has been reviewed and the proposed school will be in compliance with all setback regulations and parking requirements outlined in the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The proposed development on the subject lands represents a significant project for the Town of Kingsville. The timeline for completion is approximately eighteen months. The school itself is a 12,818 sq. m (138,000 sq. ft.) building including one and two storey portions (see elevations – Appendix B). The main access to the property will align with the existing intersection of Woodycrest and Jasperson. This will accommodate bus traffic and access for the secondary school portion of the school. A second access is also proposed for staff access and parent drop-off for the elementary portion. There are three parking areas on the plan. The southerly parking lot will be elementary staff and parent drop-off and pick-up; the northerly lot will accommodate secondary staff and student parking. This area also includes the secondary school portion entrance and bus drop off and pickup zone. A third area is located at the front of the building for visitor parking along with daycare drop-off. This will also be the location for the elementary portion bus drop-off.

A storm water management plan has been prepared for the site along with landscaping, grading and servicing plans. Service connections have been provided to the property line as part of the Jasperson reconstruction last year. A photometric plan including types of light fixtures was provided for the site and has been reviewed by IES. Lighting located along the shared lot line and the existing

homes on Jasperson will need to be particularly sensitive so as not to impact the rear yard areas of those residential uses. One option on certain lights located in the parking areas would be to time the lights to be off during certain evening hours.

The sidewalk along Jasperson on the east side will require extension at the Boards cost. The extent of the extension will need to be co-ordinated with the Town in conjunction with the Jasperson realignment. There are no plans at present for a crossing of the drain on the school side however this may need to be reviewed in the future depending on use of the neighbouring sports field and access to the arena.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

The development is not subject to development charges and will not result in an increase in assessment. The construction will be subject to building permit fees.

CONSULTATIONS

Public Consultation

The Board officially presented the school in a livestreamed open house on January 21, 2021 which provided the community its first look at the new building. As part of the presentation the Board provided contact information for residents to give their feedback and ask questions. The Board received approximately 70 pages of e-mails, 100 phone calls and the online presentation was viewed over 4,000 times. Much of the planning related comment was around the idling of buses, traffic volumes and the potential for relocating the bus drop-off areas to the rear of the building.

Comment: The Board indicated that when buses arrive at the site they do not idle. This is both an environmental consideration and safety issue.

Part of the rationale for the reconstruction and realignment of Jasperson is to accommodate the increase in traffic that will result from the school. Based on information provide by the Board from the bus company arrival and departures are split into different times for elementary and secondary. (8:30 and 9 am) Total bus traffic based on the current anticipated volumes is 9 regular buses and 3 short buses for the secondary school and 15 regular and 5 short for the elementary side. Approximately half of the buses go south with the other half travelling north. The Town would encourage the Board and transportation company to rework southerly bound bus routes to avoid the Jasperson and Main intersection.

Relocation of the bus drop-off would result in a complete redesign and positioning of the school and could actually result in moving the school itself closer to existing residential uses.

Agency Consultation

In accordance with standard practice for review of site plan approval applications applicable external agencies and internal departments have been circulated. The following comment has been provided.

1) Essex Region Conservation Authority (ERCA)

ERCA has not provided a formal letter of comment but did indicate via e-mail that storm water management is recommended and that a Section 28 permit will be required as part of the building permit process.

Comment: A storm water management plan has been submitted and reviewed. As the north end of the property is within a regulated area it was anticipated that an ERCA permit would be necessary as part of the final permitting process.

2) Town of Kingsville Technical Advisory Committee (TAC)

TAC has review the development plan several times over the last several months. A final wrap up meeting was held with the Board on March 18th, to review public comment and clarify any final points from the Board and Town. TAC is supportive of the plan being presented subject to the standard site plan requirements and conditions.

RECOMMENDATION

That Council:

Approve site plan application SPA/20/2020 for the construction of a 12,818 sq. m (138,000 sq. ft.) elementary/secondary school and associated support facilities, parking, drop-off/pick-up areas and bus lanes on lands located at 1620 Jasperson Drive in the Town of Kingsville, subject to the conditions and requirements outlined in the site plan and associated site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

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