

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2019-031

Date: May 21, 2019

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: Ward 2

Title: Request to Exempt 3 Duke Street, Bobcaygeon from Site Plan Control, Bobcaygeon Nursery School and Day Care Corporation (Ronald Awde)

Author and Title: Richard Holy, Manager of Planning

Recommendations:

That Report PLAN2019-031, **Bobcaygeon Nursery School and Day Care Corporation – Request for Site Plan Control Exemption**, be received; and

That the building addition proposed for 3 Duke Street, Bobcaygeon as generally shown on Appendix “B” attached to Report PLAN2019-031 be exempted from Site Plan Control.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The property is located at 3 Duke Street in Bobcaygeon and contains an existing 357 sq.m. (3,843 sq.ft.) one and half storey building presently being used as a nursery school and day care. The applicant is proposing to construct a 168 sq.m. (1,808 sq.ft.) addition onto the rear of the building to increase the space available for the child care activities. There is currently only one entrance to the building which will remain with the addition of a new entrance and an additional exit from the new addition to the rear. See Appendix “A” and “B” attached.

Owner:	Bobcaygeon Nursery School and Day Care Corporation
Applicant:	Ronald Awde, Architect
Legal Description:	Part Lots 6 and 7, Plan 70, former Village of Bobcaygeon, now City of Kawartha Lakes
Official Plan:	Urban in the County of Victoria Official Plan
Zoning:	Central Commercial (C1) in the Village of Bobcaygeon Zoning By-law 16-78
Site Size:	1,538 sq.m. (.38 ac.)
Site Servicing:	Municipal water and sewer services

Rationale:

The applicant is requesting an exemption from site plan control for the proposed 168 sq.m. building expansion. The owner applied for and received funding to construct the addition under the Community-Based Child Care Capital Program (CBCP). CBCP projects are required to be open no later than December 31, 2020. Building permits are needed by the end of June in order to tender the project. The timeline for tender and contract negotiation is expected to be 6 weeks with construction to be underway by late summer.

There is no site plan agreement registered on title that governs the current development on the property. The area is subject to the provisions of Site Plan Control. Under the City’s Site Plan Control By-law No. 2016-069, commercial development and/or building expansions are subject to site plan control. The current proposal represents a 47% building increase to the existing commercial building. While the Director of Development Services has the authority to waive expansions/additions to existing buildings up to 25% of the equivalent of the current building, only Council can waive site plan control for building expansions in excess of 25%. Appendix “B” attached to this report illustrates the proposed site plan.

Other Alternatives Considered:

While Council could require the owner to go through the site plan control process, Staff is recommending that an exemption be granted.

Financial/Operation Impacts:

There are no financial considerations for the City.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The application does not directly impact or align with any specific Strategy Goal.

Review of Accessibility Implications of Any Development or Policy:

Any applicable accessibility matters will be addressed through the Building Permit applications.

Servicing Implications:

Additional servicing reviews and approvals will be processed as part of the Building Permit review process.

Consultations:

The Engineering and Building Divisions have no concerns with the proposal as lot grading and drainage and site servicing matters can be addressed through the Building Permit review stage. The site is substantially hard surfaced with asphalt, parking areas, play surfaces and playground equipment. The placement of a new armor stone retaining is proposed at the rear of the property with re-grading and sod. The applicant has submitted application for a building permit.

Development Services – Planning Division Comments:

The goals of site plan control are:

- To improve the image of the whole City through better individual developments by applying consistent standards and guidelines.
- To improve the quality and aesthetic appearance of developments for greater enjoyment by the users and tenants.
- To ensure that off-street parking and loading facilities are properly located, constructed and maintained during all seasons.
- To ensure the safety and convenience of automobile and pedestrian traffic to, from and on a new development or redevelopment.

- To continuously develop an efficient transportation system by widening existing roads through land and easement dedications and through different public and private projects related to the specific proposal.
- To ensure that the applicant/owner assumes all of the costs associated with the development.
- To provide a barrier-free environment by applying specific development standards.
- To protect environmental areas (ie areas along the waterways) through the appropriate location of buildings, roads, parking and green spaces.

The above noted goals can be addressed through the addition at the rear of the existing building which will not change the external façade of the building and appearance to the street. The proposed site works are also at the rear of the property. Ingress and egress to the building will be enhanced and a barrier-free parking space will be preserved and refreshed with painting. Applying site plan control in this situation would not achieve any useful purpose and staff is therefore recommending an exemption from site plan control.

Conclusion:

The application conforms to the relevant policies and zoning provisions. On the basis of the comments contained in this report, Staff respectfully recommends that the application be exempted from site plan approval.

Attachments:

Appendix A – Location Map



Appendix 'A' -
Location Map.pdf

Appendix B – Proposed Site Plan



Appendix 'B' - Site
Plan.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall