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**File No: Z-7686
Planner: Barb Debbert**

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: MONTESSORI HOUSE OF CHILDREN 719 WATERLOO STREET AND RELATED LANDS MEETING ON OCTOBER 31, 2011 @ 6:00 p.m.

RECOMMENDATION

That the Director of Land Use Planning and City Planner **BE DIRECTED** to:

- i) organize and hold a neighbourhood based community meeting in coordination with the Montessori School and the Piccadilly Area Neighbourhood Association, to discuss a possible Official Plan amendment that will plan for and define the parameters for any future expansion of the Montessori School in the Piccadilly Neighbourhood.
- ii) at that community meeting, Planning Staff facilitate a review of neighbourhood issues related to the Montessori School and work toward a collaborative approach to resolving these issues; and,
- iii) initiate an application to amend the Official Plan to establish the limits of future expansion of private school uses in the Piccadilly Neighbourhood.

IT BEING NOTED that a Planning report and recommendation addressing the Official Plan Amendment and associated zoning by-law amendment will be brought to a public meeting of the Built and Natural Environmental Committee in January, 2012 for consideration and deliberation.

PURPOSE OF THE REPORT

The purpose of the report is to seek Council direction for Planning staff to hold a neighbourhood based community meeting and to initiate an amendment to the Official Plan in order to address the expansions of the Montessori School in the Piccadilly neighbourhood.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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January 2002 - Piccadilly Area Neighbourhood Community Facilities Study - Day Care Centres & Private schools

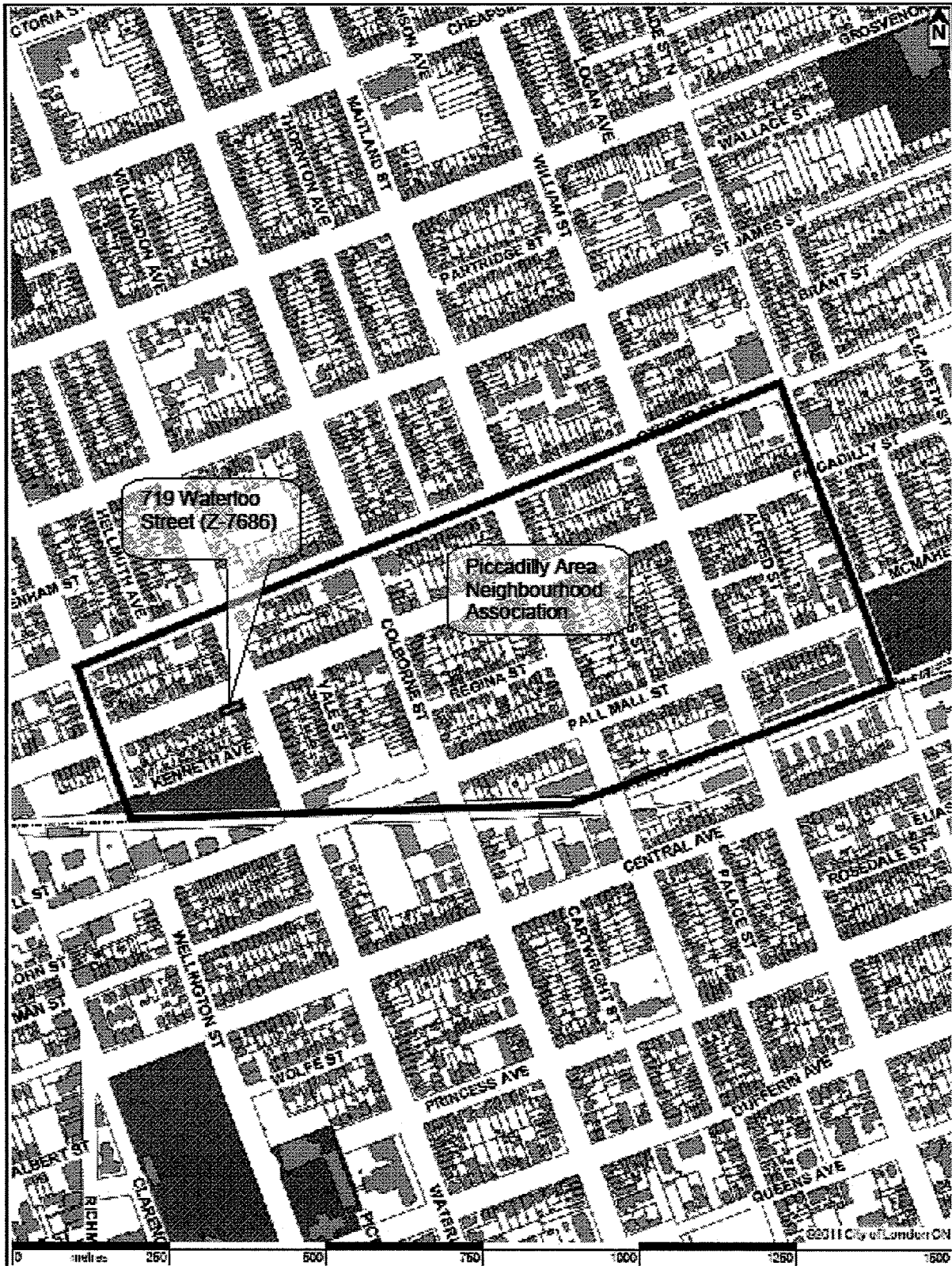
February 11, 2002 – Report to Planning Committee – 2 Kenneth Avenue – This report recommended refusal of a Zoning amendment from a Residential R2 (R2-2) Zone to a Residential Special Provision R2 (R2-2()) Zone to permit uses accessory to the private school use at 707 and 709 Waterloo Street such as a staff room, sick room and file storage area, in addition to the existing permitted uses.

May 13, 2002 - Report to Planning Committee – This report recommended an Official Plan amendment to change the policies of Section 3.6.4 (Community Facilities) to address the concentration of community facilities in established residential areas and to require adequate on-site parking and drop-off and pick up facilities for such uses.

January 31, 2011 – Report to the Built and Natural Environment Committee – 719 Waterloo Street – This report recommended refusal of a Zoning amendment from a Residential R2 (R2-2)

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LOCATION MAP

Subject Site: 719 Waterloo St
Applicant: The Montessori House Of Children Inc , 1028147
Ontario
File Number: Z-7686 – Possible related OPA
Planner: Barb Debbert
Created By: Barb Debbert
Date: 2011-10-20
Scale: 1:7500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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Zone to a Residential R2 Special Provision/Neighbourhood Facility Special Provision (R2-2(2)/NF1(_)) Zone to permit, in addition to the already permitted uses, elementary schools, churches, community centres, day care centres, libraries, private schools, fire stations, private clubs, police stations, and offices, limiting the aggregate number of student and day care places at 719 Waterloo Street combined with student and day care places at 711 Waterloo Street (the current Montessori site) to a maximum of 180, and permitting only existing buildings to be used but allowing an expansion of up to a maximum of 10% of their gross floor area. This recommendation was referred back to staff for "further review and consideration, with the applicant, whether the subject site could be potentially zoned as Office Conversion rather than Neighbourhood Facility, which may be more consistent with the Piccadilly Area, and which may serve to provide the applicant with additional office space, and to determine if the applicant will provide some assurance that there will be no further expansions of the school in the future.."

August 15, 2011 – Report to the Built and Natural Environment Committee – 719 Waterloo Street – This report recommended that staff be requested to initiate an application to amend the Official Plan to help establish the limits of private school uses within a defined area generally bounded by Oxford Street, Maitland Street, Kenneth Avenue and the railway tracks. The stated objectives were to formally define the geographical boundaries within which private school uses may be permitted to expand without an Official Plan Amendment, provide policy regarding the intensity of private school uses within a defined geographical area, and the provide criteria for the review of the Site Plan Control applications for private school uses within a defined geographical area. Notwithstanding the staff recommendation, Council directed the Civic Administration to meet with the Montessori House of Children and the neighbourhood community association to discuss limiting the scope of the proposed Official Plan Amendment.

UPDATE/DISCUSSION

On October 17, 2011, City staff met with the Director and two Board of Directors members for the Montessori House of Children and the executive of the Piccadilly Area Neighbourhood Association (PANA). The discussion items included:

- The value and benefits to all three parties, of establishing clear policies regarding the extent to which the Montessori School could expand in the future;
- Limiting the scope of future expansions to a small area, possibly the west street face of Waterloo Street between Kenneth Avenue and Piccadilly Street;
- Potential remediation measures to address the existing impacts of the Montessori School on the neighbourhood; and,
- The broader issue of the encroachment of private day care facilities and business uses into the Piccadilly Area.

The discussion was very productive and both the school and the neighbourhood association acknowledged that they had gained a better understanding of each other's interests and issues. All parties agreed that an appropriate Official Plan policy could be beneficial. The goal of such a policy would be to help balance the retention of the valuable residential amenity of the neighbourhood, with the needs of the school to continue to provide quality education.

NEXT STEPS

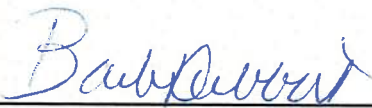


In order to move forward, staff recommend that the City host a neighbourhood based community meeting in mid- November to enable City staff, the Montessori School and the PANA executive to discuss with the area landowners, a possible Official Plan amendment that will plan for and define the parameters for any future expansion of the Montessori School in the Piccadilly neighbourhood. At that meeting, Planning Staff should also facilitate a review of neighbourhood issues related to the Montessori School and work toward a collaborative approach to resolving these issues.

Agenda Item # Page #

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An Official Plan amendment application should be opened and notice of the initiation of the file should be given in conjunction with the invitations to the neighbourhood meeting.

PREPARED BY:	SUBMITTED BY:
	
BARB DEBBERT SENIOR PLANNER – COMMUNITY PLANNING & URBAN DESIGN	JAMES YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
	
JOHN FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

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