

REPORT NO. 124 of the
ENVIRONMENT, TRANSPORTATION & PUBLIC SAFETY
STANDING COMMITTEE
of its meeting held March 20, 2013

Present: **Councillor J. Gignac**
 Councillor A. Halberstadt
 Councillor R. Jones,
 Councillor H. Payne
 Councillor F. Valentinis, Chair

That the following recommendations of the Environment, Transportation and Public Safety Standing Committee **BE APPROVED:**

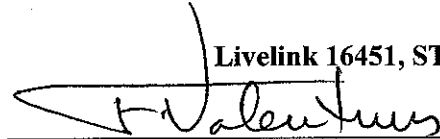
Moved by Councillor Gignac, seconded by Councillor Jones,

That the report from the Parks and Facilities Department regarding the disposition of Long Park and the public consultation meeting **BE RECEIVED** and further that administration **BE DIRECTED** to redevelop Long Park for an appropriate re-use.

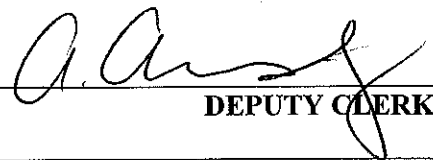
Carried.

Clerk's Note: The report authored by the Manager, Parks Development dated February 28, 2013 entitled "Long Park Disposition – Public Meeting" is attached as background information.

Livelihood 16451, ST2013



CHAIRPERSON



DEPUTY CLERK

NOTIFICATION:

Name	Address	Email Address	Telephone	FAX

**THE CORPORATION OF THE CITY OF WINDSOR
OFFICE OF THE CITY ENGINEER- PARKS & FACILITIES**

**MISSION STATEMENT:**

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 16459 ZB/11639	Report Date: February 28, 2013
Author's Name: Mike Clement	Date to Standing Committee: March 20, 2013
Author's Phone: 519 253-2300 ext. 2736	Classification #:
Author's E-mail: mclement@city.windsor.on.ca	

To: Mayor and Members of City Council

Subject: Long Park Disposition- Public Meeting

P & R 13-41

1. RECOMMENDATION: City Wide: _____ Ward(s): 5

That the report from the Parks and Facilities Department regarding the disposition of Long Park and the public consultation meeting BE RECEIVED and further that administration BE DIRECTED to redevelop Long Park for an appropriate re-use.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

Long Park is a 6.5 acre (2.63ha.) neighbourhood park located in Ward 5 (see plan Appendix 'A') and is bounded by Milloy Street to the north, St Bernard Elementary School to the east, Grace Baptist Church on Tecumseh Road E. to the south and Chandler Road to the west.

The existing park amenities include a soccer field, play unit, and hill. The Grace Baptist Church has developed a parking lot at the south end of the park on leased park land.

The 61 acre (24.68ha.) Ford Test Track Park is located across Milloy Street directly to the north of Long Park. Long Park was identified in the Park Disposition study as surplus parkland primarily due to the proximity to Ford Test Track Park.

The June 18, 2012 Park Disposition report to Council and subsequent resolution CR130/2012 (Appendix 'B') directed administration to begin the process of disposition with two parks; Long Park and South Tilston Park.

The park disposition report identified that the Windsor-Essex Catholic District School Board had contacted city administration regarding the acquisition of land at Long Park to construct a new St Bernard School. The school board does not require the entire park or the old St Bernard site for the new school project. The intent is for the City to develop the balance of lands in the park and former St Bernard site into 38 residential building lots. (see Appendix 'C')

WECDSB undertook an Accommodation Review Committee (ARC) process of St Bernard and Our lady of Lourdes elementary Schools. School Trustees approved the consolidation of Our Lady of Lourdes and St Bernard. Upon confirmation of Ministry of Education funding, WECDSB Trustees directed board administration to proceed with the construction of the new school on or near the existing St. Bernard site.

It was noted in the disposition report that the disposition of any parkland requires public notice as specified in the Official Plan, Disposition of Parkland, clause 6.7.3.15(e).

On Tuesday November 20, 2012 the Windsor Essex Catholic District School Board and the City of Windsor held a joint public meeting from 6-8pm at Most Precious Blood Church to satisfy the requirements of the Official Plan and the rezoning process for the park and school property.

The joint rezoning application prepared by the City represents a culmination of the recommendation of the ARC regarding St. Bernard School and the decision of City Council regarding the disposition of Long Park.

Notice as required by the Planning Act was advertised in the Windsor Star on Saturday November 10, 2012. Property owners and tenants within 120 metres(400 feet) of the subject parcels received notice by mail (see Appendix D).

A companion report regarding the rezoning application for the school and park lands has been submitted to the Planning and Economic Standing Committee (File Z-010/12(ZNG/3478)).

3. DISCUSSION:

The purpose of the public meeting was to provide the public with the opportunity to provide input on the disposition of Long Park, the proposed rezoning of park and school property and the concept plans prepared by the WECDSB for a new St Bernard School and residential development.

Mike Stamp, Property Supervisor and Mike Clement, Manager parks Development provided background on the proposed disposal of Long Park and the rezoning and development of residential properties on the surplus lands. Mario Iatonna WECDSB provided background on the proposed development of a new St Bernard Elementary School.

The meeting consisted of a drop in centre with display boards and a presentation by representatives of the WECDSB and City administration followed by a question and answer period. The attendees were encouraged to sign in and to provide written comments on the comment sheets provided. The comment sheets and attendee list are contained in Appendix 'E'. Of the 36 people who attended the meeting 8 provided written comments. Below captures some of the key thoughts that the public provided on the comment sheets,

- The school should be placed facing Milloy St. not facing the residences on Chandler and Meldrum Roads.
- High traffic volumes at the Tim Horton's at Chandler and Tecumseh Rd. East
- Long Park is used by kids for tobogganing and hill activities
- Leave some of the park in the new development
- Build houses somewhere else and keep the green space
- Traffic safety for the drop off of kids at school
- Provide a small park, leave the hill
- Grace Baptist Church is interested in purchasing leased land for parking
- Convert Chandler to one way heading south, install traffic light at Chandler and Tecumseh Rd E.
- Provide Kiss and Ride for school
- Add additional four lots to school property

The WECDSB prepared a summary of questions, answers and comments provided by the public to the City and School Board representatives during the course of the meeting. The full summary is provided in Appendix 'F'. The points below capture some of the key thoughts by the public provided during the discussion,

- The type, number and zoning of the proposed lots and houses
- Projected timeline for completion of the entire project
- Impact of home values in the immediate vicinity of the project
- Truck traffic impact during construction and vehicular traffic in the neighbourhood
- Responsible for rezoning the property
- Criteria/rational used to determine the fronting of the school on Chandler versus Meldrum
- The size of the proposed school and exterior sport amenities.
- Plans for the existing facade at the new school
- Status of sewer connection at Chandler and Milloy
- Proposed school location and the effect on church parking

The following is a summary of the issues prepared by WECDSB:

Summary

A summary of the public process and upcoming meetings was provided.

- *All attendees were encouraged to complete the Comment Sheets and attend future meetings to bring forth their concerns.*
- *An inquiry was made if Site Plan Control is a public process? A. Szymczak advised 'it is not', but suspects Site Plan would be contingent on re-zoning.*
- *Concerns by some attendees that the overall proposed design would not complement existing housing and suggested this be revisited.*
- *Addressing vehicular traffic is of significant importance.*
- *Proposed residential lots would hinder play area. Some residents expressed disappointment in the removal of the hill, as this is a family oriented place for enjoyment.*
- *Councillor Sleiman agreed to meet with concerned residents on a one to one basis, if necessary.*
- *Councillor Sleiman requested the list of attendees be forwarded to him, to ensure that residents in the area are apprised of upcoming meetings.*

- *Father Chris Gevaert inquired if there was any history on the existing land and if testing had been completed. City representatives indicated a history would be provided to Father Chris and to date, no testing had been conducted.*
- *Councillor Sleiman inquired on the possibility of incorporating a Community Centre into the new building. M. Iatonna and City of Windsor representatives indicated this has not been included, as there are a number of Community Centres available within the area. J. Miceli of the City of Windsor reported that through the Community Use Agreement, additional facilities are also available.*
- *A parent expressed sadness in losing the Our Lady of Lourdes community, but welcomes, supports and is in favour of construction of the new school. The new school would definitely benefit the entire Catholic community.*

A number of issues were identified regarding the status of the existing amenities in the park and how they would be compensated for. The existing soccer field is used for informal practices and games, it is not allocated to a group or league. The uses for soccer can be accommodated within the Ford Test Track Park soccer complex.

The loss of existing play equipment will be compensated for by the expansion of the Ford Test Track Park playground. The Ford Test Track Park playground has been identified to be upgraded with a large fully accessible play unit and shade structure.

The existing hill in Long Park is a sentimental favourite in the neighbourhood and cannot be retained in the proposed plan. Efforts will be made to integrate a small hill into the Ford Test Track playground area.

City administration assured the meeting attendees that the funds generated from the disposition of the park would be deposited in the parks reserve fund (Official Plan Appendix 'G') and be used to improve the neighbourhood parkland at Ford Test Track Park.

A report has been prepared by the Planning department regarding the rezoning of the park and school lands and has been submitted to the Planning and Economic Standing Committee for approval.

4. RISK ANALYSIS:

The development of the school project is dependent on funding from senior levels of government and a delay in the approvals process could jeopardize the project. As indicated by the school board a best case scenario would be the tendering of the project in April of 2013 with an opening of the school in January of 2014 or at the latest, September 2014.

Market demand will drive the development and sale of the residential properties proposed for the balance of the Long Park and St. Bernard sites.

5. FINANCIAL MATTERS:

Funds generated by the disposal of Long Park will be deposited into Reserve Fund 151 and be used for the improvement of park amenities. Revenues from the residential development may be realized over a number of years.

There will be no operational cost reductions for the closure of Long Park; resources will be redirected to improve service levels in the park system.

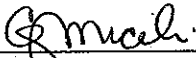
A future report will be provided to council regarding the financial implication of the park disposition and subsequent development of residential properties.

6. CONSULTATIONS:

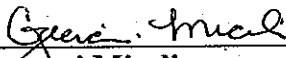
Mike Stamp, Property Supervisor
Adam Szymczak, Senior Planner
Mario Iatonna, Executive Superintendent of Business WECDSB

7. CONCLUSION:

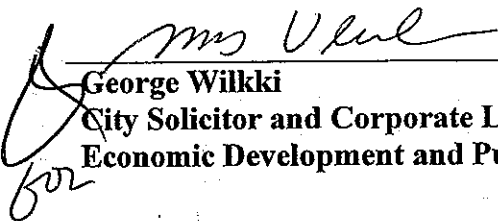
The proposed redevelopment of Long Park facilitates the construction of a new school facility, provides new infill housing and generates funds to consolidate parks and improve park amenities for the community in Ford Test Track Park.



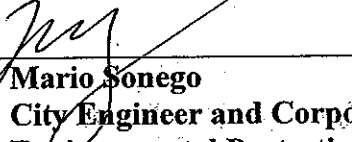
Mike Clement
Manager Parks Development



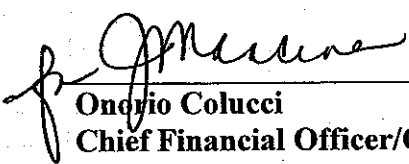
Giovanni Miceli
Executive Director, Parks and Facilities




George Wilkki
City Solicitor and Corporate Leader
Economic Development and Public Safety



Mario Sonego
City Engineer and Corporate Leader
Environmental Protection and
Transportation



Onorio Colucci
Chief Financial Officer/City Treasurer
Corporate Leader Finance and
Technology



Helga Reidel
Chief Administrative Officer

MC

APPENDICES:
Appendix 'A'- Key Plan

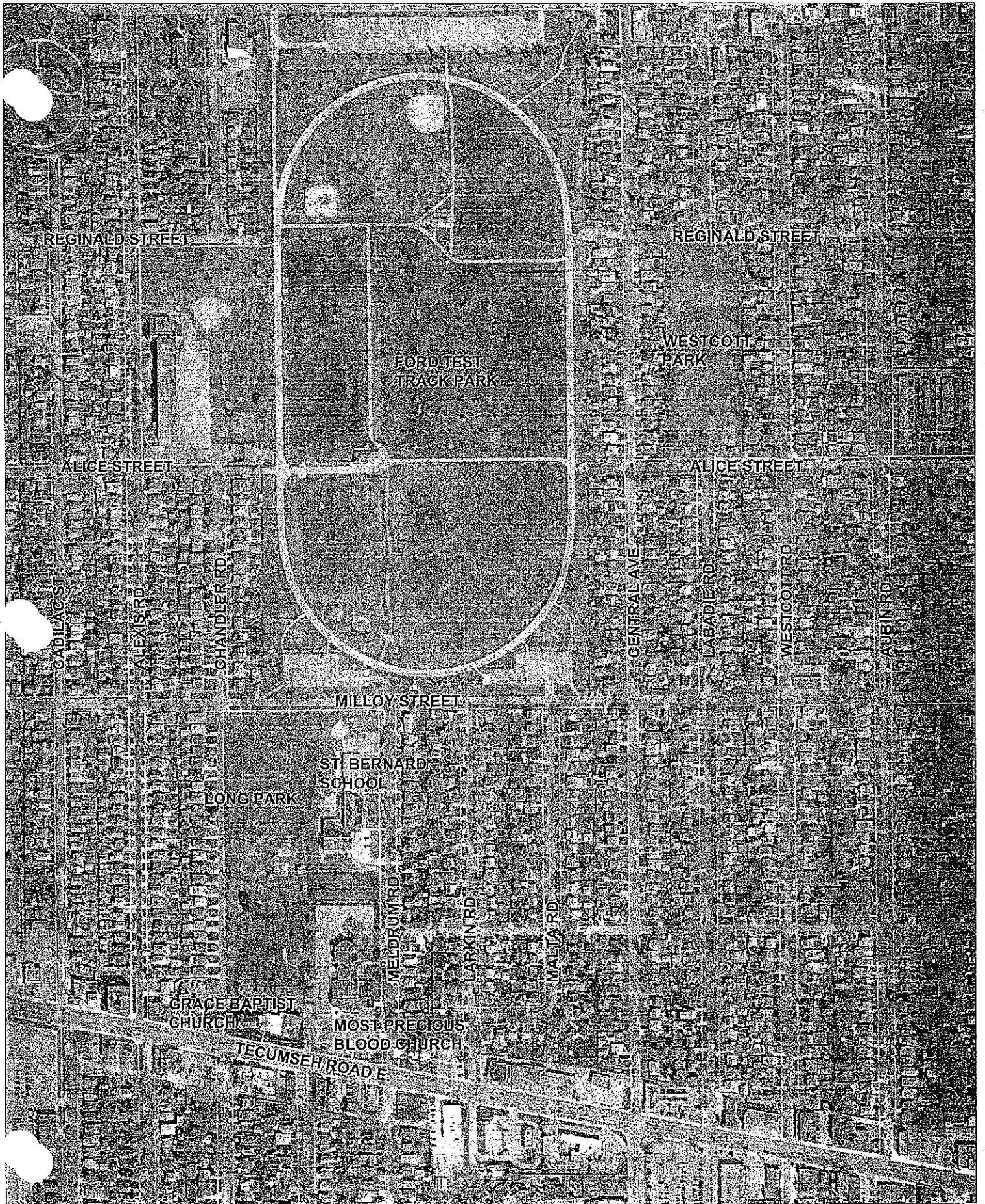
Appendix 'B'- Council Resolution CR130/2012
Appendix 'C'- Proposed School Site Plan
Appendix 'D'- Public Notice
Appendix 'E'- Public Comments/ Sign In Sheet
Appendix 'F'- Meeting Summary WECDSB
Appendix 'G'- Official Plan- Proceeds from Disposition

DEPARTMENTS/OTHERS CONSULTED:

Name: Mike Stamp, Property Supervisor
Phone #: 519 255-6100 ext. 6403
Name: Adam Szymczack, Senior Planner
Phone #: 519 255-6100 ext. 6250

NOTIFICATION :

Name	Address	Email Address	Telephone	FAX
Calus, David		selurreggit@comcast.net	(519)944-2216	
Clemens, Marina		mclemens@drouillardplace.ca	(519)253-1073	
Coffey, Susan		tscoffey@hotmail.com	(519)974-9432	
Ferguson, Shaun		fergiel@cogeco.ca	(519)974-3640	
Franka, Jan		jfranka72@gmail.com	(519)948-3663	
Gauvin, Dan		dcx42@hotmail.com	(519)996-8575	
Gauvin, Richard		rgauvin10@sympatico.ca	(519)944-1967	
Gauvin, Rosa		rgauvin10@sympatico.ca	(519)944-1967	
Glajch, Archie		a.glajch@cogeco.ca(?)	(519)945-4868	
Johnstone, Michelle			(519)948-5689	
Klimchak, Marlene		mklimchak@cogeco.ca	(519)250-7146	
Kokic, Julie			(519)251-6003	
Kokic, Sue			(519)945-8113	
Kvolek, Mike			(519)948-0060	
Lemmon, Richard			(519)977-2704	
Leslie, Sharron		dsleslie@sympatico.ca	(519)253-3071	
Leslie, Dennis		dsleslie@sympatico.ca	(519)253-3071	
Lewenza, Bill			(519)945-6396	
Mantle, Stan		pastorstan@gracebaptistwindsor.com	(519)948-0846	
Mask, Tania		tania.mask@gmail.com	(519)974-4759	
Miller, Brad			(519)8948-8386	
Moise, Marcel			(519)944-1903	
Moise, Susan				
Opocensky, Fred			(519)969-1898	
Regnier, Gary		kregnier@cogeco.ca	(519)945-8633	
Regnier, Kim		kregnier@cogeco.ca	(519)945-8633	
Russell, Cheryl		drussell@cogeco.ca	Incomplete #	
Scalzo, Dayana		gdmna@hotmail.com	(519)948-3654	
Sekela, Mary			(519)945-0208	
Sleiman, Ed		esleiman@city.windsor.on.ca	(519)974-9144	
Sokolowski, Christine			(519)945-1708	
Tetrault, Del			(519)944-2216	
Vlcek, John			(519)735-4012	
Wilson, Pam			(519)948-9766	
Larry Derkatz	1877 Larkin Road N8W 4G7		(519)948-4923	



KEY PLAN





THE CITY OF WINDSOR

COUNCIL SERVICES/CITY CLERK
CITY HALL
WINDSOR, ONTARIO
N9A 6S1

Phone: (519)255-6211

Fax: (519)255-6868

E-mail: clerks@city.windsor.on.ca

WEBSITE: www.citywindsor.ca

NOTICE OF COUNCIL DECISION

Windsor City Council adopted the following resolution at its meeting held June 18, 2012

CR130/2012

- I) That Council **DIRECT** Administration to begin the public process of surplus parkland disposition as identified in the attached report and that in 2012, Long Park and Tilston Park South dispositions **BE UNDERTAKEN**; and
- II) That Administration **REPORT BACK** on the disposition of each surplus park after the public meeting process and plans for the disposed parkland; and
- III) That City Council allow funds from the sale of surplus parkland to **BE ALLOCATED** also to the removal and installation of playground equipment and the necessary policies **BE AMENDED** to reflect this.

Carried.

Councillor Sleiman was absent from the meeting when the vote was taken on this matter.

Report Number 15908 SR2012 AFB/11050 8

Appendices
Report

Steve Vlachodimos

Deputy City Clerk/Senior Manager of Council Services

August 29, 2012

/s/

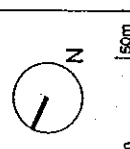
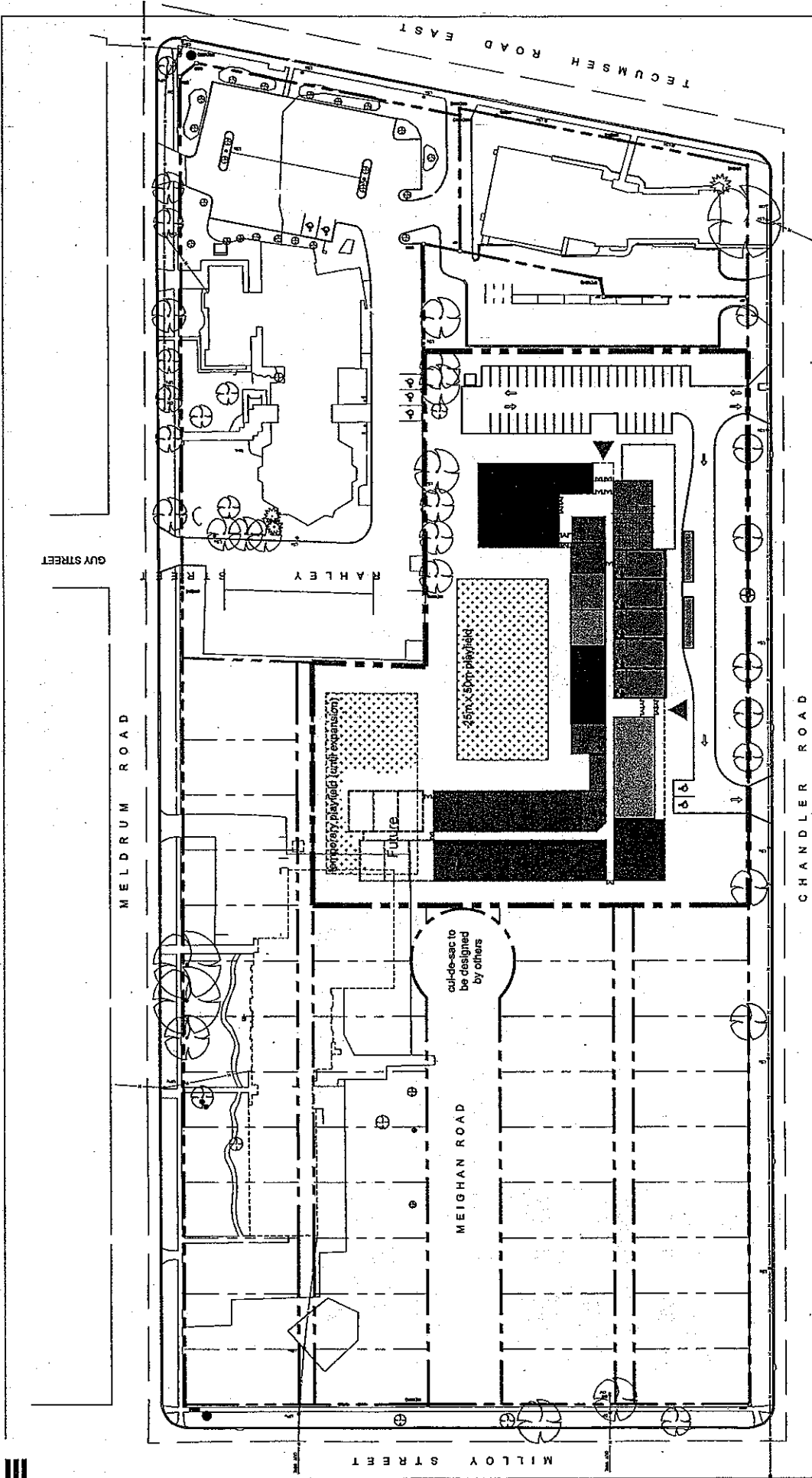
Internal Distribution

Public Works [Mike Clement/Mario Sonogo]

Chief Financial Officer and City Treasurer

City Solicitor

Executive Director, Parks and Facilities

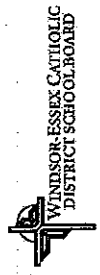


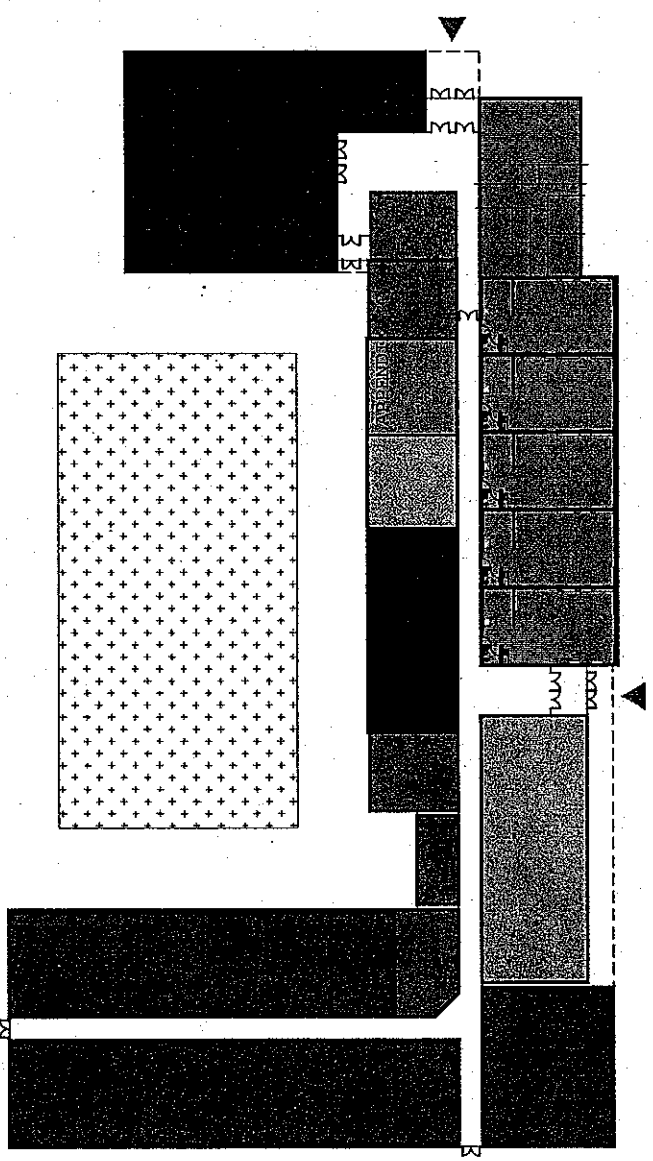
June 11, 2012
APPENDIX 'C'

WALTERFEDY

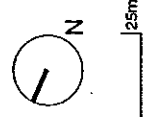
50 ft wide lots in accordance with Client direction. (40 residential lots total)
Site Area = 15,633m² (1.56 Hectares) = 3.86 Acres

Site Plan A





▲ Main Entrance	Net Usable: 3,445m ² (37,075 ft ²)
■ Gr 1-8 Classroom	Daycare: 200m ² (2,150 ft ²)
■ JK-SK Classroom	Circulation: 565m ² (6,070 ft ²)
■ Administration/ Staff Rooms	Gross Area: 4,210m ² (45,316 ft ²)
■ Computer Lab	Building Area: 4,360m ² (46,930 ft ²)
■ Daycare	(incl. canopies)
■ General Purpose	Lot Area: 15,633 m ²
■ Gymnasium + Support	Lot Coverage: 28% (50% max. permitted)
■ Library	44 Parking Spaces, incl. 2 handicap spcs
■ Music	
■ Special Education	
■ Washroom + Stor. + Mech.	
■ 25m x 50m Playfield	

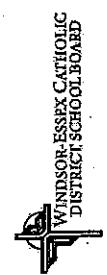


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June 11, 2012
APPENDIX 'C'

WALTERFEDY

Ground Floor Plan

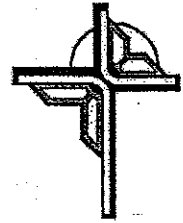




THE CORPORATION OF THE CITY OF WINDSOR

and the

WINDSOR-ESSEX CATHOLIC DISTRICT SCHOOL BOARD



MEDIA ADVISORY

For Immediate Release
Nov. 15, 2012

Public Welcome Open House on Long Park and New Catholic Elementary School

- What:** The public is invited to an Open House to review the concept drawings for the redevelopment of Long Park, south of Milloy Street between Chandler and Meighen Roads, and the proposal for a new St. Bernard Catholic School facility.
- When:** Tuesday, Nov. 20 from 7 –9 p.m.
- Where:** Most Precious Blood Church, 1947 Meldrum Road
- Why:** The Open House is in accordance with the City of Windsor's Official Plan requirements inviting the public to comment. The City of Windsor and the Windsor-Essex Catholic District School Board will provide an overview on the concept plans for the park and school redevelopment into residential building lots and a new school site.

For information on municipal news and services, call 311.

For more information, please call:

Mike Clement, Manager of Parks Development

City of Windsor

519-253-2300 ext. 2736

Or

Mike Stamp,

Property Supervisor,

City of Windsor

519-255-6403 ext. 6403

Or

Mario Iatonna, Executive Superintendent of Business

Windsor-Essex Catholic District School Board

519-253-2481 ext. 1211

or

Jason Moore, Senior Manager of Communications and Customer Service

519-551-9011



Notice Public Meeting

Public Meeting on Long Park

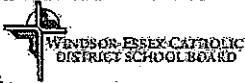
Tuesday, November 20, 2012

Most Precious Blood Church

7:00 - 9:00 p.m.

1947 Meldrum

The City, in keeping with its Official Plan requirements is inviting the public to discuss the proposed disposal of Long Park. The City and the Windsor Essex Catholic District School Board will provide an overview on a concept plan showing redevelopment of Long Park and the former St. Bernard School into residential building lots and a new school site.



www.citywindsor.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

I think the new school should face NORTH towards Mallory, not only for my own personal reason of not wanting to have access from my house but after seeing the concept drawings I realize there are few other good reasons that others brought up such as traffic heavy by ten footons

The new design fits perfectly facing Mallory. What are the reasons why not

Name: RAYMOND LEMMOW
Phone Number: 519-977-2704
Address: 1818 MEZDRUM
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

- school placement - what will be done to protect the kids from "fast" traffic to Tim Horton's. I live 3rd house from Tim Horton's & the traffic is too fast in the mornings. A back drop off for school will be OK but parents will still use front to drop kids. ~~Should~~ Should have school facing Mulloy (other end of park)

- houses - too many ^{this area is} ~~there is~~ a great draw for kids in summer (the swimming etc) - in winter the hill was a great draw for winter activity for kids & their families. a lot of us bought homes for this quiet area - add that many homes & more traffic for Tim Horton's. Why not leave the remainder as a park - it is nice to see when the families come together for outdoor activities & EXERCISE!

It's too bad we have to cram so many houses in a small space and too bad we don't practice what we preach - we tell the kids to exercise & get their school now has little "green" space left.

- A comment was made the city has a lot of land - build the houses elsewhere for you tax \$\$\$ & keep our green space.

Name: Sue Kokié
Phone Number: 519 945-8133
Address: 1871 Chandler Windsor ON
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

concerns - Safety from traffic - Dropping Kids off
CHandler traffic Bad ^{as} it is with
Tim Horton's Right there.

- Very small playground. For kids considering
that they do use Ford Park for kids now

Where are kids going to play when you remove
the hill - no more sledding * what about the kids

what about the gas ^(line) main that was put in
on the west side of the Ford Park / Long Park ??

Name: Del Tetreault
Phone Number: 519 944 2216
Address: 1806 Meldrum Rd.
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

Please take into consideration you have all that space, have a bigger playground for the kids and less houses.

Playground and kiss and ride program less houses.

Thank you,
Michelle & John
Johnstone

jjohnstone @ bell.net

Name:

Phone Number:

Address:

Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

Thank you for a good presentation.
We are definitely interested in obtaining
the portion of our parking lot which we
currently lease from the city. Thank you
for building this into the plan.

Name: Rev Stan Mantle
Phone Number: 519 948-5846
Address: GRACE BAPTIST CHURCH - 3155 Tecumseh Rd. E.
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
---	--

Comment Sheets

Why is this a ~~surplus~~ surplus park? ??
What ever happened to ~~active~~ activities for the kids. Take away their park. It is used by families in the winter for sledding soccer practice all summer. We are constantly knocking our youth ^{in the media} because of obesity but lets take away our neighborhood park & swings. What about the safety of our kids trying to get to school safely while everyone rushes for a coffee. Where is the green space by the school for recess with 400 pupils. What about the speed & traffic on Chandler

Name: JULIE KOKIC
Phone Number:
Address:
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
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Comment Sheets

Grace Baptist was told years ago that the park would remain a park. Now according to your plans we will be losing parking spots. We need these spots, knowing we are leasing them. But we take care of the lot + use it regularly.

We would prefer to get some of the property to extend our parking lot by eg 50 ft (to the bottom of the hill)

or at least use of their parking spaces

Name: Sharon Leslie (Grace Baptist)
Phone Number: 519-253-3071
Address: 2126 Wellesley
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca



November 20, 2012

Public Meeting

The Corporation of the City of Windsor And Windsor Essex Catholic District School Board	Long Park And New Catholic Elementary School
---	--

Comment Sheets

I fully support the proposed change to Long Park to allow the construction of the New St. Bernard School and new houses.

Listening to some comments, suggestions I would make include:


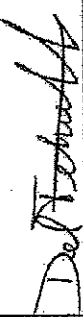





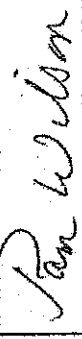
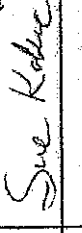


making Chandler one way heading south, and placing a light at Chandler and Tecumseh Rd E. This would prevent Tim Hortons customers from racing down Chandler.

For the school I would incorporate the four lots directly behind the school into the school property and place a "kiss & ride" there and increase the green space of the school.

Great plan!

Name: Tania Mask
Phone Number: 519 974 4759 tania.mask@gmail.com
Address: 2373 Leonard Rd
Mail/email: 2450 McDougall St. Windsor ON, N8X 3N6 or parkrec@city.windsor.on.ca

SIGN IN SHEET






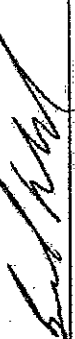




THE CORPORATION OF THE CITY OF WINDSOR AND WINDSOR ESSEX CATHOLIC DISTRICT SCHOOL BOARD		LONG PARK AND NEW CATHOLIC ELEMENTARY SCHOOL		
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Sue	Kokic		945-8113	
BILL	LEWENZA		945-6396	
Mary	Lebela		945-0208	

THE CORPORATION OF THE CITY OF WINDSOR
AND
WINDSOR ESSEX CATHOLIC DISTRIC SCHOOL BOARD




LONG PARK AND
NEW CATHOLIC ELEMENTARY SCHOOL



First Name	Last Name	Signature	Phone Number	E-mail	Date
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Stan	Mantle	<i>Stan Mantle</i>	948-0846	Pastorstan@ gracebaptistwindsor.com	11/20/2012
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Dev. Sen	Franklin	<i>Dev. Sen Franklin</i>	948 3663	jfrank72@yguail.com	11/20/2012

THE CORPORATION OF THE CITY OF WINDSOR AND WINDSOR ESSEX CATHOLIC DISTRIC SCHOOL BOARD		LONG PARK AND NEW CATHOLIC ELEMENTARY SCHOOL		
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THE CORPORATION OF THE CITY OF WINDSOR AND WINDSOR ESSEX CATHOLIC DISTRICT SCHOOL BOARD		LONG PARK AND NEW CATHOLIC ELEMENTARY SCHOOL			
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					11/20/2012

Public Meeting
The Corporation of the City of Windsor
and
The Windsor-Essex Catholic District School Board
Tuesday, November 20, 2012
Most Precious Blood Church Hall

City of Windsor: Mike Stamp, Property Supervisor, Mike Clement, Manager Park's Development, John Miceli, Executive Director Parks and Facilities, Adam Szymczak, Planner III Zoning

WECDSB: Mario Iatonna, Executive Superintendent of Business, Gerry Racine, Construction Project Manager, Cathy Racine, Executive Assistant, Velma Picco, Principal, Our Lady of Lourdes

- M. Stamp opened the meeting and advised the purpose of the meeting is two-fold:
 - i) fulfill City of Windsor's obligation for the disposition of Long Park
 - ii) community input on the draft conceptual drawing of the new elementary school
- M. Stamp provided a synopsis on the potential disposition of Long Park, including the rationale as to why the City has deemed the parkland surplus. The main identifier is the close proximity to Ford Test Track.
- M. Stamp advised the intention of the meeting is to hear comments and concerns from the community with respect to the proposed re-use and proposed re-zoning of parkland. Comments are welcome and attendees are encouraged to submit a "Comment Sheet". Concerns expressed at this meeting will be incorporated in the upcoming report as supplementary documentation for review and consideration by City Council. The final outcome of the parkland will ultimately be decided by City Council.
- M. Stamp indicated the sale of parkland would be the best return on investment for the taxpayers and the re-zoning of land will be recommended. If the re-zoning of parkland was to be approved, monies generated from the sale would be returned to the Park Funding budget, with a portion of the proceeds potentially utilized to enhance other parks within the area.
- M. Clement advised City Council has directed Administration to consolidate redundant parklands by reviewing two (2) parks per year.

- M. Iatonna debriefed attendees on the rationale of the joint meeting and the processes necessary to move forward with respect to the construction of the new school. M. Iatonna encouraged community input and welcomes comments from those in attendance.
- M. Iatonna provided an overview of the Accommodation Review Process (ARC) and reported that as a result of the ARC Process, the Board of Trustees approved the consolidation of Our Lady of Lourdes and St. Bernard. Upon receipt and confirmation of Ministry funding, the Board of Trustees directed Senior Administration to proceed with the construction of the new school on or near the existing St. Bernard site. The Board completed the necessary procedures in order to obtain an architectural firm. The Board approved and retained the architectural firm WalterFedy. To date, the firm has commenced the draft preliminary conceptual design process.
- City of Windsor and WECDSB representatives reiterated the commitment to revitalize the neighbourhood with the proposal of the new residential sub-division and school.

Question and Answers:

- **What is the proposed type of housing? Number of residential lots and size? Are there any restrictions on the type of homes to be constructed?**
 City of Windsor representatives advised the current proposed plan is for 38 residential lots, consisting of a 50' frontage x (approximately) 110' in-depth. The homes would be single family dwellings, perhaps in the form of a raised ranch type of home given current construction practices in the region. The re-zoning of lots would follow the current blueprint with respect to residential zoning standards.
- **What is the projected timeline for completion of entire project?**
 M. Clement stated that the process has commenced with City approval to proceed with the disposition of Long Park. Tonight's meeting will fulfill the City's obligation under the current Official Plan regarding advising the community of the City's intention to re-use the parkland. With regard to the rezoning process there are two (2) additional meetings required, prior to final approval. The public is welcome to bring forth their concerns at these meetings. If Council approves the re-zoning of land, the process could take approximately 4-6 months to complete. It is anticipated that Site Plan Control would occur concurrently if the re-zoning was to be approved. M. Iatonna anticipates a 12 month window from the time of design to final construction. The best case scenario would be to tender for construction of the new school in April 2013, with a possible opening of January 2014. If this is not achievable, the opening may be delayed until September 2014.

- **Some residents residing in the immediate area expressed concern that with the construction of the new homes, the value of their home would decrease as a result of the new residential homes.**

Both City and WECDSB representatives concurred that the value of homes in the area would not be negatively impacted and likely could be expected to increase in value. M. Stamp provided recent areas where new homes have been constructed, i.e. off Lauzon Road (St. Paul, Mount-Olive Grove etc.), and Riverside Drive (Mountbatten). The new developments have not affected the current residents negatively; in fact, they have increased revitalization in these areas.

- **How would the increase in truck traffic be addressed, as there are already major concerns with vehicular traffic in the neighbourhood?**

M. Stamp anticipates that not all lots would be sold at the same time. Therefore, there would not be an influx in construction vehicles. The estimated timeframe for residential project completion is 2-4 years.

M. Iatonna and City representatives concurred that traffic in the area is of concern and possible resolutions are being considered. It is hopeful that a possible resolution be incorporated in the footprint of the proposed residential properties and the new elementary school. The attendees expressed great concern with the traffic flow to and from Tim Horton's and indicated that both church parking lots are used as a through-way. An individual inquired if it is feasible to make Chandler a one-way street? M. Stamp advised that a Feasibility/Traffic Study would have to be conducted on the current/projected traffic flow at each of the respective intersections and along the adjacent residential streets as a result of the development of the residential building lots and the construction of the new school. Some individuals in the audience voiced their opposition to this suggestion.

- **Who will be responsible for applying for the re-zoning of property?**

M. Stamp stated that City will be applying for re-zoning on behalf of both the City and the Windsor-Essex Catholic District School Board (WECDSB). Both the City and the School Board have signed the rezoning application.

- **What criteria and/or rationale were utilized to determine the proposed location of the new school fronting Chandler? Why not Meldrum, as there is less traffic?**

M. Iatonna advised it is the Board's intention to have the current school operational during construction and, if the City acquires the existing school site, demolish the original school, once construction is completed. M. Iatonna stated that preliminary discussions have taken place with City personnel on ways to maximize use of land and address traffic concerns. In the event that Council approves the re-zoning, the Board may look at a number of lots facing Meldrum being used for the new school instead of for residential lots. This would allow for future growth at the school and permit additional space to address vehicular traffic issues. The preliminary drawings depict the intention to construct a bus bay and consideration has been given to introduce a program for the drop off and pick-up of students.

➤ **What is the proposed square footage of the new school and exterior sports amenities?**

M. Iatonna indicated the school is being built to accommodate 400 pupil places, per Ministry approval. The school is of medium size within the Province. Future growth at the facility is being considered i.e. second storey, purchasing property from City for future expansion and/or additional green space. However, with Ministry funding constraints, it is difficult to incorporate all suggestions, as the project must be completed within the funding allocation.

The site would include one (1) soccer field, as the current configuration does not permit space for a running track. Due to the close proximity, the Ford Test Track would be utilized. Also, a type of walking trail is being considered to link the school to the church.

M. Iatonna indicated the many challenges all Boards are facing within the Province to address declining enrolment. With the announcement from the Greater Essex District School Board approving the closure of Gordon McGregor, this may impact future enrolment patterns in the area.

➤ **Plans to incorporate the existing façade at the new school?**

M. Iatonna reported it is the Board's intention to salvage and include as much heritage as possible in the new facility. The City's Heritage Committee is looking at the current school from a heritage perspective. The issue of heritage has not been resolved, however, if the City does not acquire the property, it is the Board's intention to sell the current school facility to another third party and proceed with the construction of a new school.

➤ **A taxpayer inquired on the status of sewer connections on Chandler & Milloy?**

M. Stamp reported that the majority of sewer work has been completed. If future connections are required, the boulevard may be utilized as the main source, thus reducing any further construction to the roadway. Connections would be easily accessible from the boulevard.

➤ **The proposed location of the new school, would it negatively affect current parking at both churches?**

M. Iatonna and City representatives advised that the proposed location would not affect the churches negatively; in fact, it would be beneficial. With the proposed plan of homes and school, current property lines would need to be adjusted, thus, providing the opportunity for both churches to obtain sole ownership of the said parking areas. As a result, this would eliminate the need for future leasing of property between the churches, City of Windsor and the school board.

➤ Residents brought forth the concern with the lack of sidewalks in the area for children/adults to utilize?

City of Windsor representatives indicated that a proposed sidewalk on one (1) side of the street is to be included in the proposed residential sub-division.

Summary

- A summary of the public process and upcoming meetings was provided.
- All attendees were encouraged to complete the Comment Sheets and attend future meetings to bring forth their concerns.
- An inquiry was made if Site Plan Control is a public process? A. Szymczak advised 'it is not', but suspects Site Plan would be contingent on re-zoning.
- Concerns by some attendees that the overall proposed design would not complement existing housing and suggested this be revisited.
- Addressing vehicular traffic is of significant importance.
- Proposed residential lots would hinder play area. Some residents expressed disappointment in the removal of the hill, as this is a family oriented place for enjoyment.
- Councillor Sleiman agreed to meet with concerned residents on a one to one basis, if necessary.
- Councillor Sleiman requested the list of attendees be forwarded to him, to ensure that residents in the area are apprised of upcoming meetings.
- Father Chris Gevaert inquired if there was any history on the existing land and if testing had been completed. City representatives indicated a history would be provided to Father Chris and to date, no testing had been conducted.
- Councillor Sleiman inquired on the possibility of incorporating a Community Centre into the new building. M. Iatorna and City of Windsor representatives indicated this has not been included, as there are a number of Community Centres available within the area. J. Miceli of the City of Windsor reported that through the Community Use Agreement, additional facilities are also available.
- A parent expressed sadness in losing the Our Lady of Lourdes community, but welcomes, supports and is in favour of construction of the new school. The new school would definitely benefit the entire Catholic community.

PARKLAND
CREDIT SYSTEM

6.7.3.12

Where land in excess of the amount of land required for dedication has been conveyed to the Municipality for Public Open Space purposes in association with a development Council may credit the excess to future development by the same owner or compensate the owner for the conveyance.

EASEMENTS &
MEDIANS

6.7.3.13

The Municipality may accept public access easements or medians at a 2 (easement/median) to 1 (standard parkland) conveyance ratio in lieu of all or part of the required parkland conveyance where the land proposed for conveyance meets the evaluation criteria established in policy 6.7.3.6.

UNDEVELOPABLE
LANDS

6.7.3.14

The Municipality may accept land located within a floodplain or other area unsuitable for development as a part of the required parkland conveyance provided such land is conveyed at a 2 (undevelopable land) to 1 (standard parkland) conveyance ratio.

* DISPOSITION OF
PARKLAND

6.7.3.15

Council may dispose of lands acquired for Public Open Space purposes having given consideration to the following:

- (a) the adequacy of other Public Open Space within the area to serve the recreation and leisure needs of residents;
- (b) the ability of the Municipality to provide alternative or suitable Public Open Space in the event the standards are not met;
- (c) the suitability of the site for other land uses;
- (d) the environmental significance and ecological sensitivity of the site (refer to the Environment chapter);
- (e) public input;
- (f) any legal agreements, easements or covenants affecting the property; and
- (g) the historical significance of the Public Open Space.

* PROCEEDS FROM
PARKLAND
DISPOSITION

6.7.3.16

Where lands acquired for Public Open Space purposes are disposed of by the Municipality, any proceeds from such disposition shall be applied to the acquisition of Public Open Space in areas deficient in Public Open Space.