



**Breslau/Stanley Park Elementary Schools Pupil Accommodation
Review
Minutes of Accommodation Review Committee Meeting # 5
April 7th, 2010 – 6:00 pm**

The fifth meeting of the Breslau/Stanley Park Accommodation Review Committee (ARC) was held at Stanley Park P.S. on April 7th, 2010.

Committee Members Present:

William Grobe, Principal of Breslau P.S., Pauline Shiry, Principal of Mackenzie King P.S., Carolyn Griffiths, Principal of Crestview P.S., Libby Martz, Vice Principal of Lackner Woods P.S., Jodi Albrecht, Vice Principal of Stanley Park P.S. (covering for Rob MacQueen), Ron Dallan, Facility Services, John Scarfone, Township of Woolwich Rep., Brian Bateman, City of Kitchener, Kathy Waybrant, Community Rep., Doug Hudson, parent – Breslau P.S., Janice Scherer, parent – Franklin P.S., Laurie Tremble, parent – Lackner Woods P.S., T. Ritchie, parent – Lackner Woods P.S., Sean Mahoney, parent – Mackenzie King P.S., Troy Starr, parent – Smithson P.S., Edie Paul, parent – Smithson P.S., Tania Hunter, parent – Crestview P.S., Nancy Allan Catton, parent – Breslau P.S., Lorraine Buckley, parent – Mackenzie King P.S. (covering for Tracy Jasmins), Mark Richardson, parent – Stanley Park P.S., Mary Hingley, recording secretary, and Lauren Manske, Planner for the Waterloo Region District School Board.

Regrets:

Rob MacQueen, Principal of Stanley Park P.S., Trish Starodub, Principal of Smithson P.S., Jane Pritchard, Principal of Franklin P.S., Gregg Bereznick, Area Superintendent, Chris Smith, Manager of Planning, Nathan Hercanuck, Senior Planner, Lesley Kraehling, parent – Crestview P.S., Crysta Fernandez, parent – Stanley Park P.S., Anessa Selcage, parent – Franklin P.S., Tracy Jasmins, parent – Mackenzie King P.S.

1. Welcome/Introductions

Ms. Manske opened the meeting at 6:00 pm and welcomed members of the ARC. It was noted that Mr. Smith and Mr. Hercanuck sent their regrets for tonight's meeting, so Ms. Manske will act as Chair.

- Introductions were made around the table.
- Ms. Manske welcomed John Scarfone from the Township of Woolwich and Brian Bateman from the City of Kitchener who will present development plans in their respective areas to the ARC this evening.

2. ARC Meeting # 4 – Draft Minutes Approval

- Ms. Manske asked the group if there were any corrections/concerns with the minutes from the March 30th ARC meeting.
 - No concerns or corrections were raised.
 - Minutes from the March 30th meeting were approved.

- Mover: Sean Mahoney
- Seconded: Edie Paul

3. Draft Review Objectives

- Ms. Manske asked the group if there were any comments/changes/additions to the Draft Review Objectives.
 - No changes were proposed.

4. School Information Profiles

- A consultant has been hired to generate a Facility Condition Report for each of the schools. Once the reports are completed, they will be added to the profiles.
- Goal is to have the School Information Profiles completed before Public Meeting # 2.
- Ms. Manske advised the group to let Planning know if they see any errors/omissions, or have any additions for the profiles.
- The completed profiles will be posted to the Breslau/Stanley Park ARC webpage.

5. Municipal Presentations

John Scarfone – Township of Woolwich:

Mr. Scarfone displayed a map of the current settlement areas in Breslau that detailed the current and future growth areas.

Policy Environment

- Previous Regional Official Policy Plan (ROPP) had a residential cap for Breslau at 1250 units.
- In 2009 Region adopted a new Regional Official Plan (ROP) that removed the cap and provided for potential future expansion of the urban area in and around Breslau, no land uses were determined, however.
- Applied an Urban designation (similar to Kitchener, Waterloo and Cambridge) to Breslau.
- New density targets of 55 people and jobs per hectare (compared to the Township's Urban Area 45 people and jobs per hectare) in Breslau.
- The intent of the future urban area is primarily for employment lands.
- The Township Official Plan still has the 1250 residential cap applied to Breslau and a maximum density target of 12 units per gross residential hectare or 5 units per gross residential acre.
- The Township needs to complete an Official Plan Review to conform to the new Regional Official Plan to remove the 1250 cap, and to include new density targets and staging policies.
- The more detailed planning (future land uses, servicing, staging, growth rates) for the Breslau area will likely be done through a Secondary Planning process in 2011 and 2012, after the Official Plan Review is completed.

Current Residential Development

- There are currently 219 residential units (657 people) in the Breslau area that are on private services. The Breslau servicing study is near completion to determine whether some of the area should be on full municipal services (Feb. 23, 2010 Council decision).
- There are two major greenfield developments on full municipal service that are underway.
- Thomasfield Homes (Hopewell Heights) – total residential units: 475.
 - Phase 1 and 2 and a portion of Phase 3 complete (total of 356 units).
 - Remaining balance of Phase 3 and 4 (total units 119) undeveloped.
 - Housing types are single family, semi detached and townhouse condo block.
- Empire Communities (Riverland) – total residential units: 485.
 - Phase 1 developed (total 241 units).
 - Developing Phase 2 now (total 85 units). An additional 159 units for the balance of Phase 2.
 - Housing types are single family and townhouses.
 - Additional lands owned by Riverland for long-term development: 38 hectares.
- Smart Centres owns some land in the area – are holding off on any application for now.

Future Greenfield Growth within the Current Settlement Area

- Residential – within the current limits
 - Breslau Properties – 3.0 hectares
 - Ebycrest (Rutherford/Eby) – 10.3 hectares
 - Empire – 38 hectares
 - Smart Centres – 19.77 hectares – desire for commercial purposes, but no decision would be made until the Township completes the Secondary Planning process.

Employment – within the Current limits

- South Breslau area – approx 15 hectares (40 acres) of vacant employment lands.
 - Thomasfield Homes has employment lands zoned for industrial uses at the northeast portion of the settlement.
- Outside the Current limits: Long-term – Empire 12 hectares

Q – When will the employment lands (Thomasfield area) be used?

R – There is no time frame for that yet.

Mr. Scarfone also discussed other issues affecting the Breslau community including:

- Breslau Servicing Study, Woolwich Street South, Traffic Improvements around the School and the new Breslau Community Centre and Gymnasium.

Broader Transportation Issues

- New Highway 7 - Environmental Assessment (EA) approved, but no timeline for construction, depends on funding, etc.
- GO Station proposed for Breslau – preferred location on the south portion of the Thomasfield Homes lands (would impact Breslau)
- Fairway Road extension
- Regions Transportation Master Plan

- Region completed an Airport Master Plan

Q – Are there plans for extending Ottawa Street to Breslau?

R – The Township has the right of way at the Grand River to extend, but the Region took it off the books to concentrate on the Fairway Road extension. It is now being considered again as part of the Region’s Transportation Master Plan review to address traffic potential. We need to look at creating that link – public transit will factor in as well.

Q – How much can the infrastructure handle?

R – New development has to be fully serviced (that is policy dictated), and has been allocated. We are leaving capacity for existing Breslau to be retrofitted.

Brian Bateman – City of Kitchener:

Mr. Bateman led the ARC through a presentation outlining staging of development in the City of Kitchener.

- To view the presentation, please visit: www.wrdsb.ca and search for the Breslau/Stanley Park Accommodation Review (April 7, 2010 ARC Meeting Presentation).
- Mr. Bateman noted that the City is updating their Official Plan (OP) as well.
- More strategic in our growth inside of the City (intensification) and referred to the Kitchener Growth Management Plan (KGMP).

Growth Areas

- Planning Communities
 - Grand River North
- Mixed Use Nodes
 - Ottawa/Lackner Blvd.
 - Ottawa/River Rd.
- Mr. Bateman discussed the areas near Lackner Woods P.S. that have been draft approved, and are waiting for development. The Sander (Blue) Springs area represents 330 units, the Lackner Blvd. development (Hallman) 514 units, once Dunnigan Drive gets the okay to cut through.
- The Grand River North area is mainly built out, there are mixed used nodes (residential and commercial) in the Ottawa and Lackner Blvd. area. These are more long-term plans (Ottawa and River Road) as well.
- The City is offering incentives to home builders to look at those areas to develop, to achieve density targets. They could be 5 – 10 years away to begin, 15 – 20 years to complete.
- Mr. Bateman also discussed the City of Kitchener’s Transportation Master Plan, Cycling Master Plan and Traffic Calming initiatives that have an affect on the schools in the review area.
- The Traffic Calming areas are typically close to schools; Crestview, Mackenzie King and Franklin are the review area schools that are involved in that initiative.
- There is a Parks Master Plan coming out as well. The City is lacking parks and they are working on that – it is a priority. A Trails Master Plan is also underway.

Q – The traffic calming areas – how are they determined?

R – The City has a policy in place; the majority of the area residents must sign a petition and follow the process. The speed humps however, have been the most effective method.

Q – Is there a school proposed in the Hallman development?

R – That area (Area E) is in the current catchment for Breslau P.S.

Q – Is there a school proposed for the Grand River South area?

R – That will be addressed in the other ARC running now (Grand River South/Sunnyside). The WRDSB has no school site in that area, however the Catholic Board does, which is a potential option.

Q – Ms. Manske asked Mr. Bateman that with the increase in density targets for the City of Kitchener, are people tearing down single family homes on large lots to replace them with multi dwellings, duplexes, etc. like they do in cities like Toronto.

R – Mr. Bateman replied that he is not seeing that here in Kitchener. It happens in Toronto mainly because of the expensive land costs.

- Ms. Manske thanked both John Scarfone and Brian Bateman on behalf of the ARC for their informative presentations, and opened the floor to any questions/comments.

6. Roundtable

Q – At the last ARC meeting, we had asked for some adjustments to be made to Scenario 1 around the senior boundary, are they ready yet?

R – Planning will have those modifications ready for the next ARC meeting, there was not enough time on tonight's agenda for scenario discussion.

Q – The Board Report in our binders of March 17, 2008; Addition to Elementary Schools, Funded by the Primary Class Size Grant lists Lackner Woods P.S. as a candidate. Is that a decision that has already been made?

R – The Report did consider Lackner Woods P.S., however they were not chosen in the recommendation.

Q - If the scenario/option chosen for this review ends up changing Breslau P.S. from a JK-8 school to JK-6, would the Township be called upon to comment?

R – That is why we have municipal representation on the committee. Mr. Scarfone represents the Township on the ARC and has voting rights.

7. Future Meeting Dates

- Ms. Manske noted the changes to our future meeting dates.
- The ARC had requested touring a purpose built JK-8 during one of our ARC meetings and 2 locations were put forth for consideration: Edna Staebler and Lester B. Pearson Public Schools.
 - The ARC agreed to the change of venue for the next meeting.
 - Planning will contact the schools mentioned and determine availability.
- The next ARC meeting is scheduled for: Wednesday, May 5th from 6:00 – 7:30 pm.
- Ms. Manske thanked all for coming and the meeting adjourned at 7:25 pm.

Future Meeting Dates:

Wednesday, May 5 from 6:00 – 7:30 pm @ JK-8 (location TBD)

Wednesday, May 19 from 6:00 – 7:30 pm @ Stanley Park P.S.

Public Meeting # 2 (tentative) Tues. May 25 @ Stanley Park P.S.

Breslau/Stanley Park Accommodation Review

City of Kitchener Presentation – Staging of
Development

April 7th, 2010



Policy Hierarchy



- Ontario Planning Act
- Provincial Policy Statement, 2005
- Places to Grow Act – Growth Plan for the Greater Golden Horseshoe (2006)
- Regional Official Plan
- City Official Plan
- Kitchener Growth Management Plan



Kitchener Growth Management Plan (KGMP)



- Replaces the Staging of Development
- Approved by Council June 1, 2009
- Identifies intensification areas and sets greenfield growth objectives
- Ongoing programme
 - Annual Growth Management Monitoring Report
 - Biannual Growth Management Plan



KITCHENER GROWTH MANAGEMENT PLAN

January 2009 - August 2010

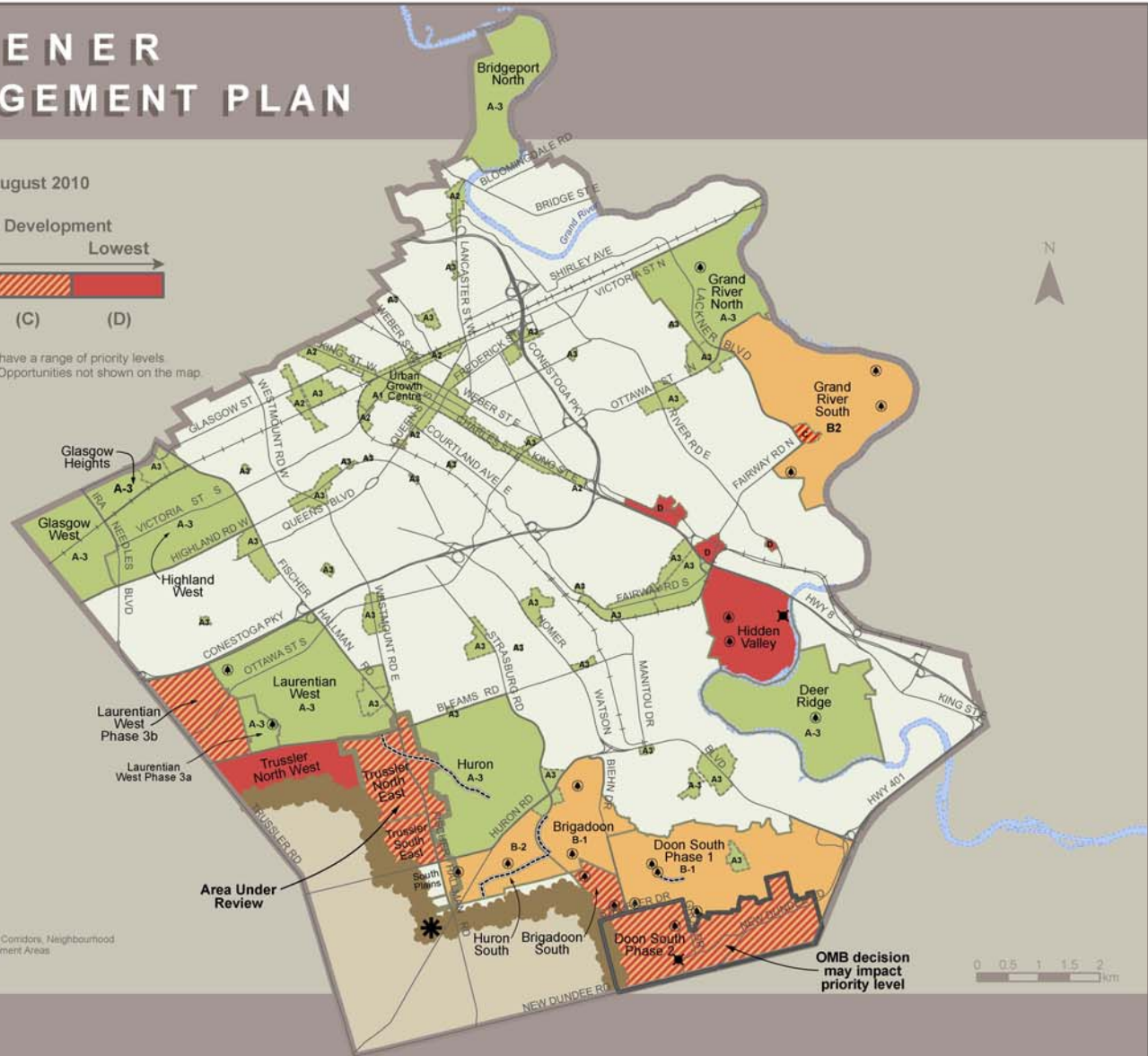


NOTE:
Initiatives in each Growth District may have a range of priority levels.
There are Site Specific Intensification Opportunities not shown on the map.

- Intensification Area Boundary**
- Planning Community/ Growth District Boundary
- Agricultural Area/ Countryside (Subject to ROP review)
- Area Under Review
- Countryside Line/ City Urban Boundary (Subject to ROP review)

- Required Infrastructure (conceptual location)
- Proposed Park Location
- Pumping Station
- Trunk Sanitary Sewer

**Includes Primary Nodes, Mixed Use Nodes and Corridors, Neighbourhood Mixed Use Centres, and Comprehensive Development Areas



OMB decision may impact priority level



KITCHENER GROWTH MANAGEMENT PLAN

PARCEL DETAIL

Relative Priority for Development Approvals June 2009 - Fall 2010



Rankings based on overall criteria, area specific analysis, and timing of initiatives as identified in Growth Area Sub Plans.

Initiatives in each Growth Area may have a range of priority levels

- Lands indicated as A to B will be given a higher priority for determining planning approvals
- Lands indicated as C to D require higher level initiatives to be completed and approved and are prioritized accordingly

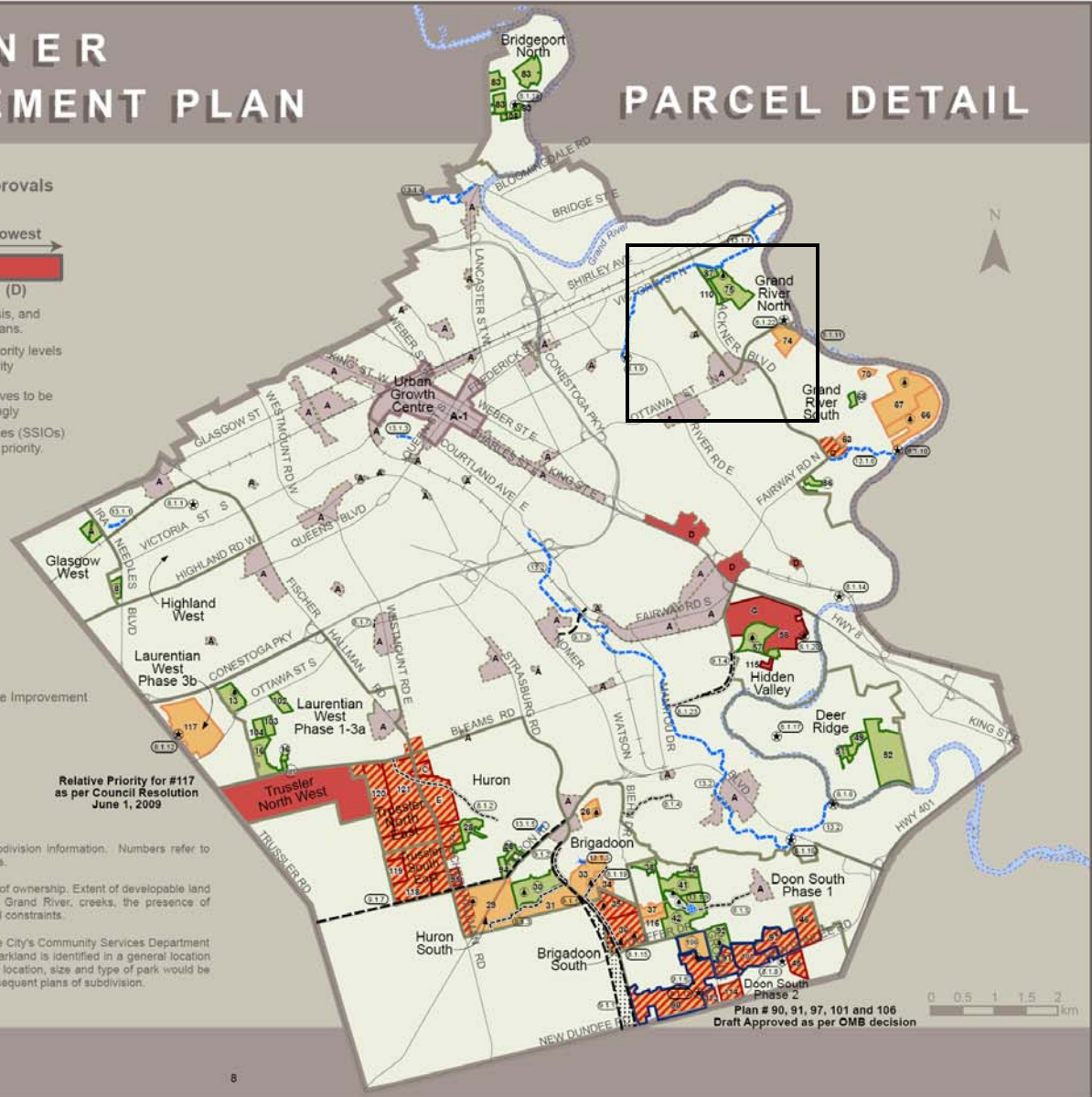
Note: There are Site Specific Intensification Opportunities (SSIOs) not shown on the map and these are considered an 'A' priority.

- Intensification Area Boundary (Includes Primary Nodes, Mixed Use Nodes and Corridors, Neighbourhood Mixed Use Centres, and Comprehensive Development Areas)
- Planning Community/Growth Area
- Plans Referred to OMB

- Proposed Infrastructure (conceptual location)
- Park
 - Pumping Station
 - Trunk Sanitary Sewer
 - City Road Extension/Widening
 - Infrastructure Project ID # (Refer to Development Charges Background Study 2009)
 - Plan ID # (Circle around ID # indicates Draft Approved)
 - Culvert
 - Weir
 - Watercourse Improvement

NOTATION

1. Refer to number/letter in Growth Area Sub Plan for subdivision information. Numbers refer to Residential plans. Letters refer to Industrial/Commercial Plans.
2. Land parcels shown within shaded patterns denote extent of ownership. Extent of developable land may be restricted due to location in the floodplain of the Grand River, creeks, the presence of Environmentally Sensitive Policy Areas or other environmental constraints.
3. For Draft Approved and potential Draft Approved plans, the City's Community Services Department has identified a need for parkland in certain areas. Future parkland is identified in a general location on the map and is not intended to be a definite location. The location, size and type of park would be determined through any Community Plan process and/or subsequent plans of subdivision.

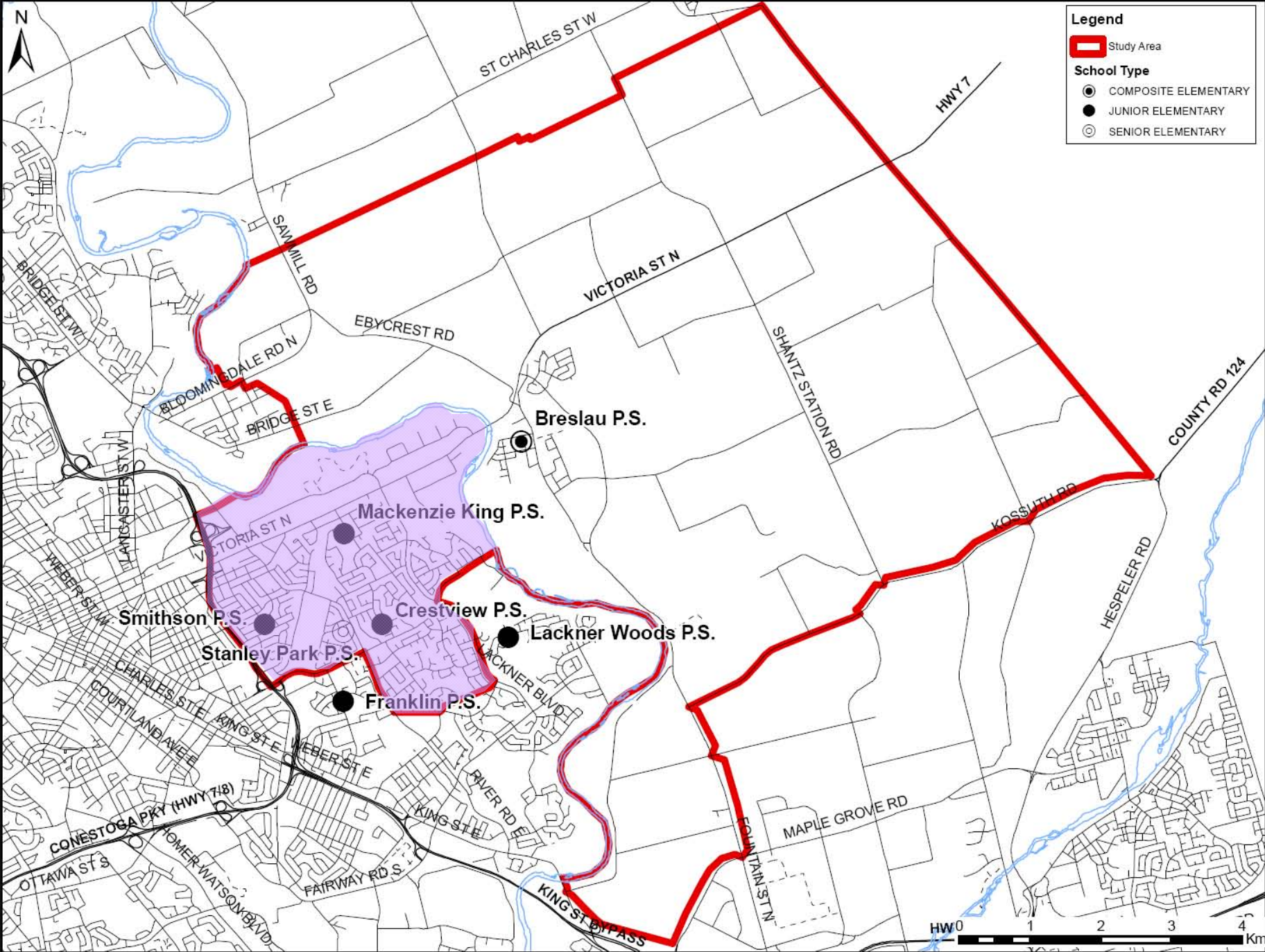


Relative Priority for #117 as per Council Resolution June 1, 2009

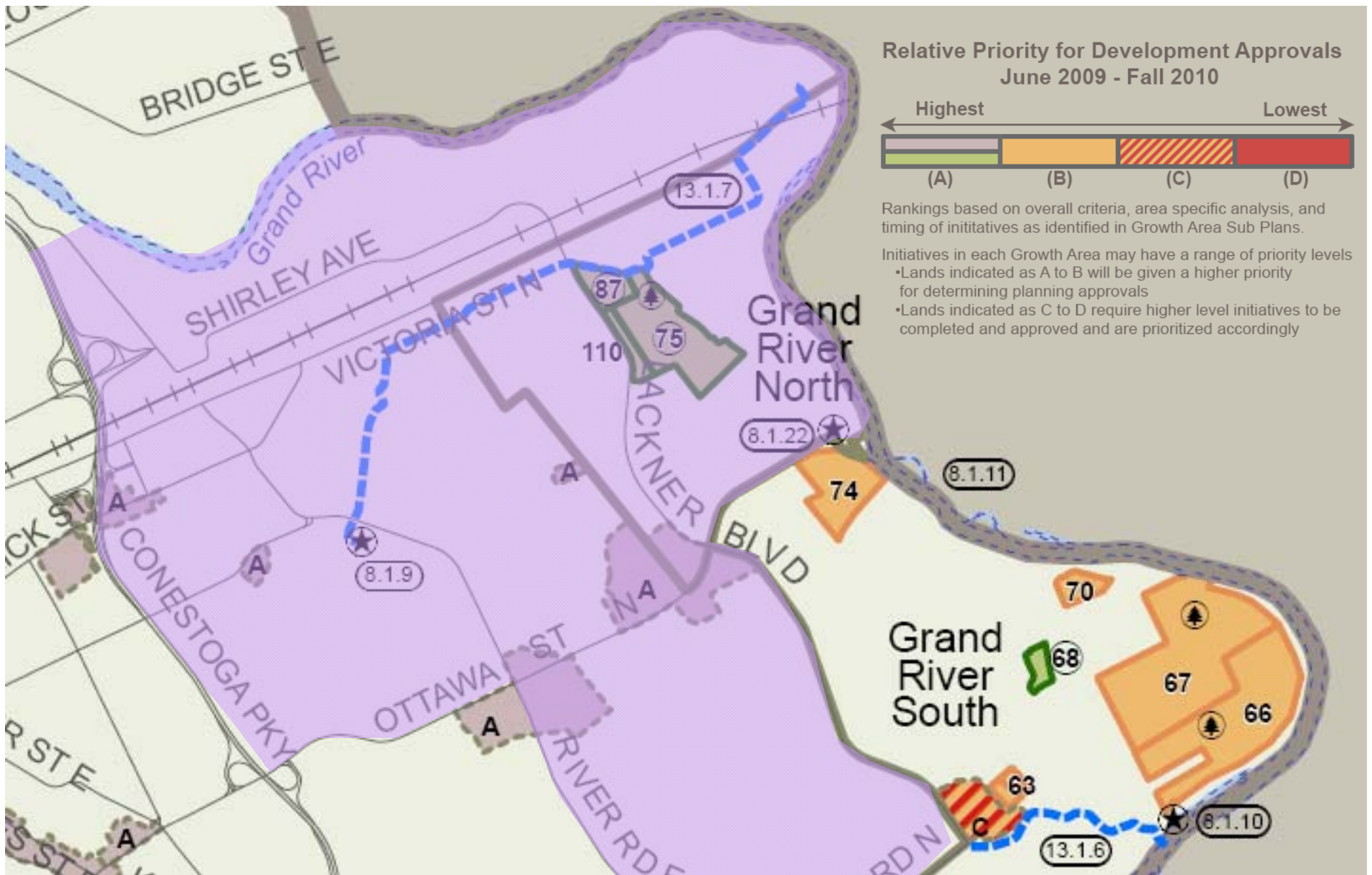
Plan # 90, 91, 97, 101 and 106
Draft Approved as per OMB decision



Breslau/Stanley Park Accommodation Review Area



Review Boundary



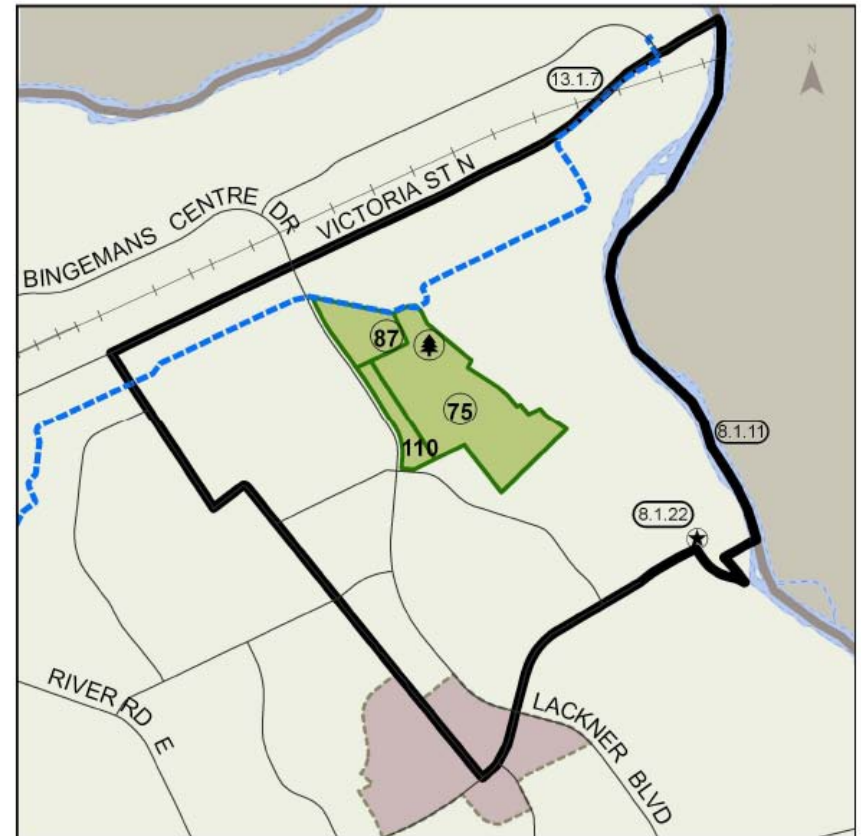
Growth Areas

- Planning Communities
 - Grand River North
- Mixed Use Nodes
 - Ottawa/Lackner
 - Ottawa/River



GRAND RIVER NORTH

A



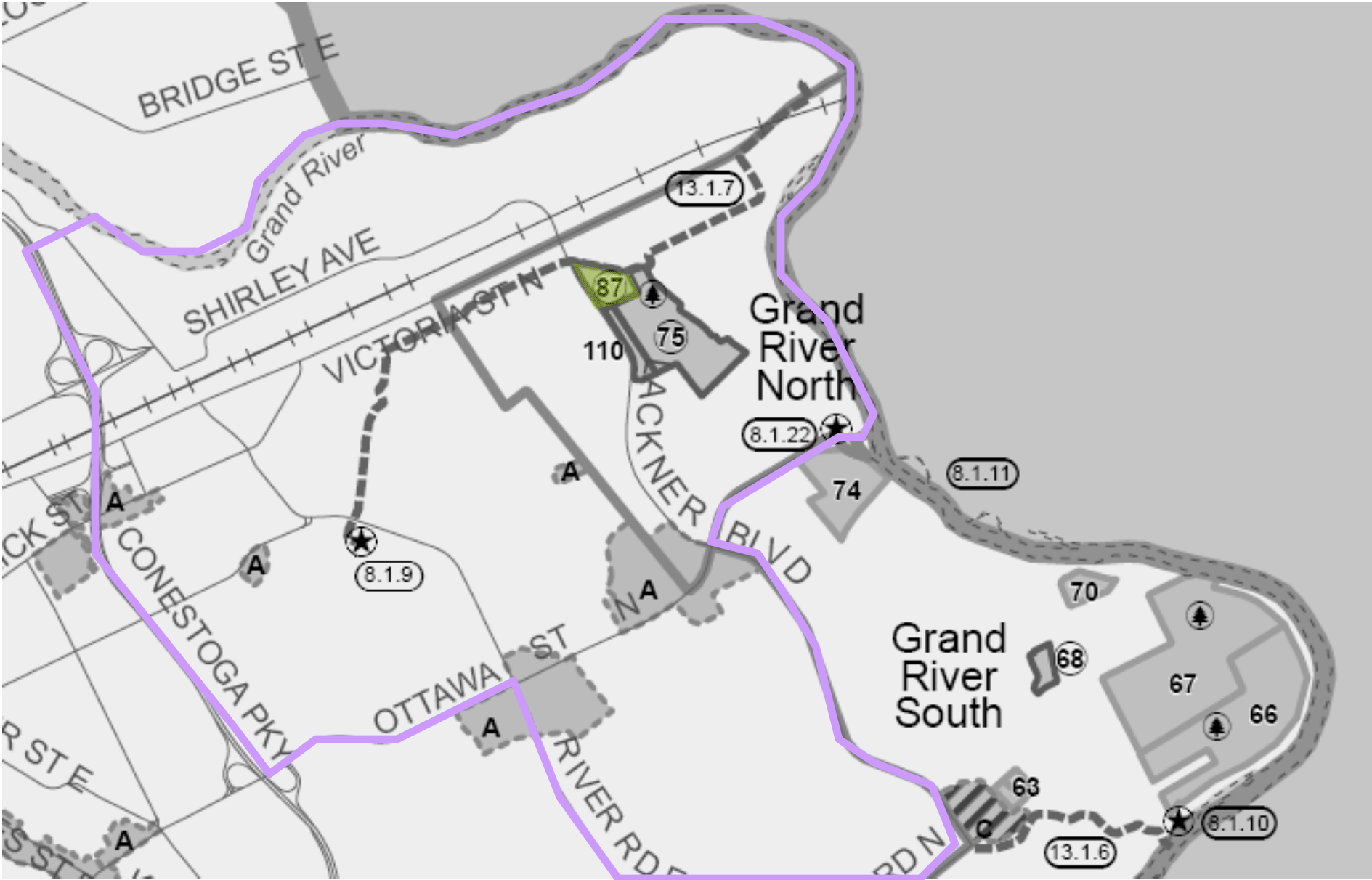
○ * Circle around ID # indicates Draft Approved

Major Remaining Initiatives	Proposed Timing
Development/Subdivision Plans	
Storm/watercourse Improvement (Kolb)	2010
Ottawa Street Extension	(Region)

Growth Area Summary - Remaining Estimates

Total Maximum Units = 707.00
Total Estimated Residents = 1,568.35

Lackner Blvd



Lackner Blvd

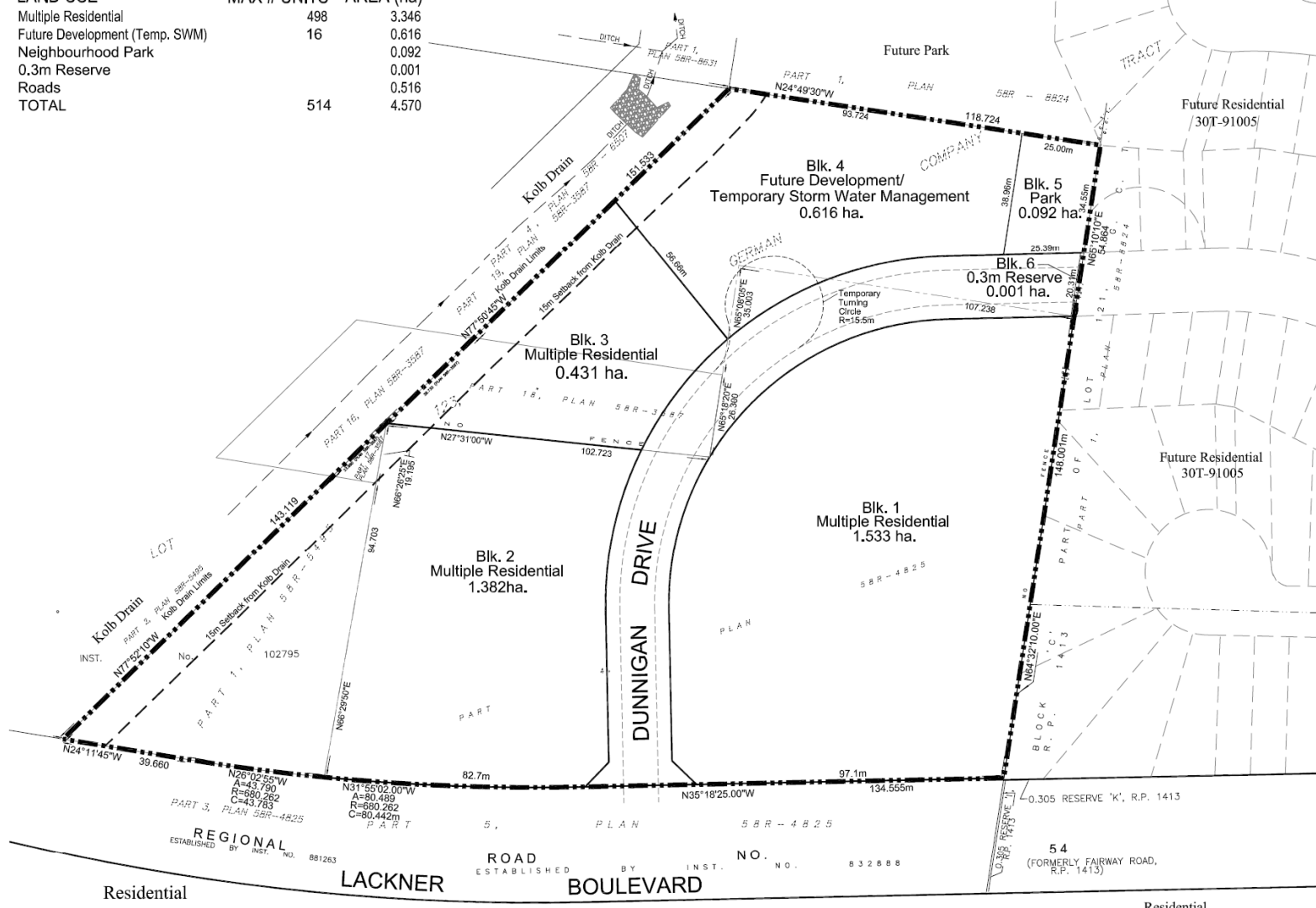


- Draft
Approved-
30T-02206
- Estimated
max units:
514
- Estimated
Residents:
1,008



Land Use Schedule

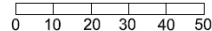
STAGE 1	LAND USE	MAX # UNITS	AREA (ha)
Lots 1-3	Multiple Residential	498	3.346
Block 4	Future Development (Temp. SWM)	16	0.616
Block 5	Neighbourhood Park		0.092
Block 6	0.3m Reserve		0.001
	Roads		0.516
	TOTAL	514	4.570



PLAN OF SUBDIVISION

HALLMAN CONSTRUCTION LTD.

PART OF LOT 123, GERMAN COMPANY TRACT



SCALE 1:2,000

DATE: MARCH 1, 2004

REVISED:
JUNE 20, 2005

SUBDIVISION APPLICATION 30T-02206

City of Kitchener

DEVELOPMENT AND TECHNICAL SERVICES DEPARTMENT

CAD FILE:
30T-02206.dwg

Lackner/Dunnegan Dr



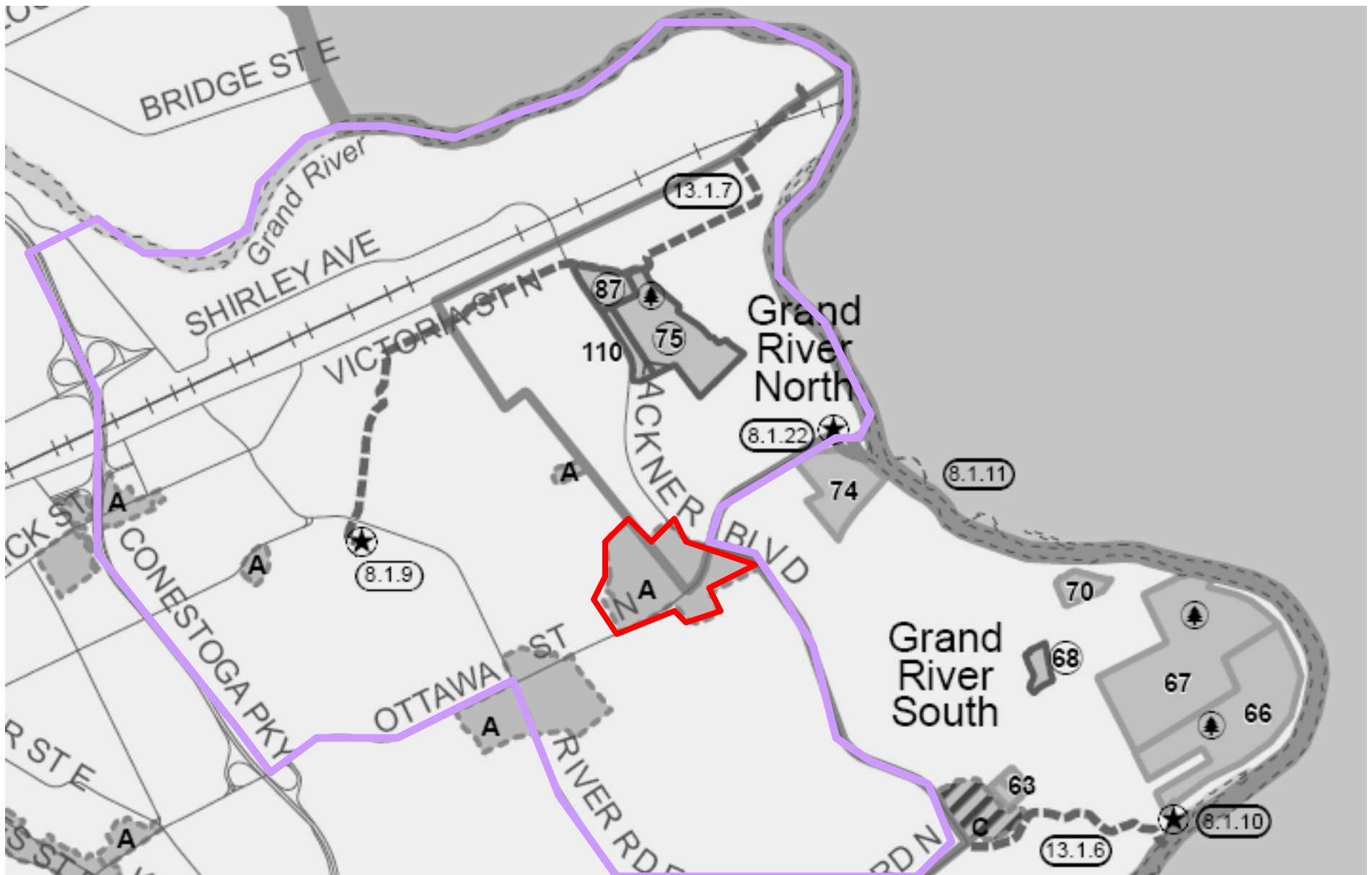
Lackner/Dunnegan Dr



- Draft Approved- 30T-91005
- Estimated Residents: 560
- 182 Single Detached
- 24 Semi Detached
- 27 Townhomes
- 40+ Multi-residential
- Proposed neighbourhood park



Mixed Use Node: Ottawa/Lackner

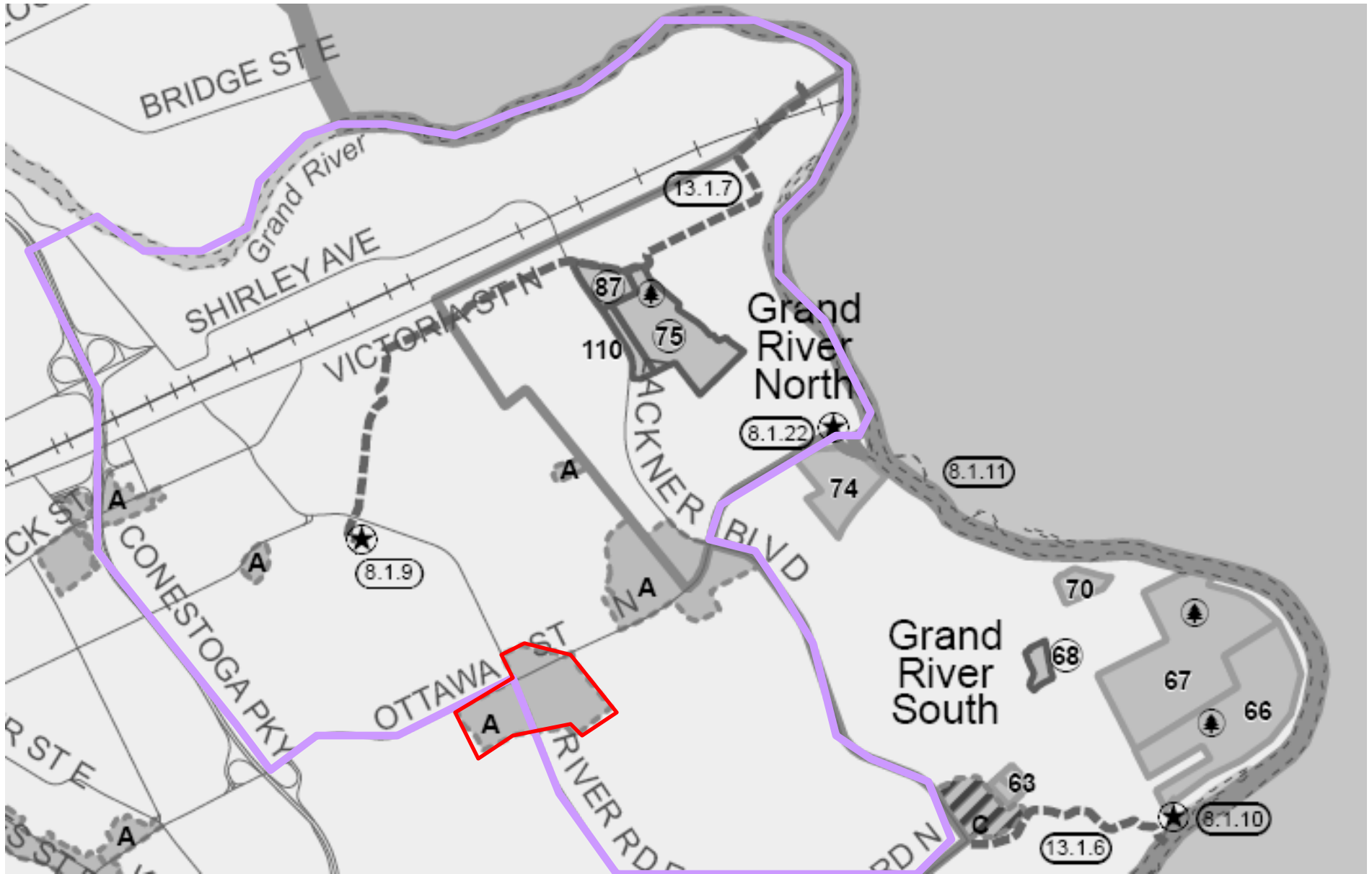


Mixed Use Node: Ottawa/Lackner



		Units	Persons
Existing Measures		372	670
Potential New Development (Current Zoning)	100% Max Build Out	1422	2699
	50% Build Out	523	1010
Total Measures (existing + potential)	100% Max Build Out	1794	3369
	50% Build Out	895	1680

Mixed Use Node: Ottawa/River



Mixed Use Node: Ottawa/River



		Units	Persons
Existing Measures		814	1531
Potential New Development (Current Zoning)	100% Max Build Out	2791	4957
	50% Build Out	1269	2222
Total Measures (existing + potential)	100% Max Build Out	3605	6489
	50% Build Out	2083	3753

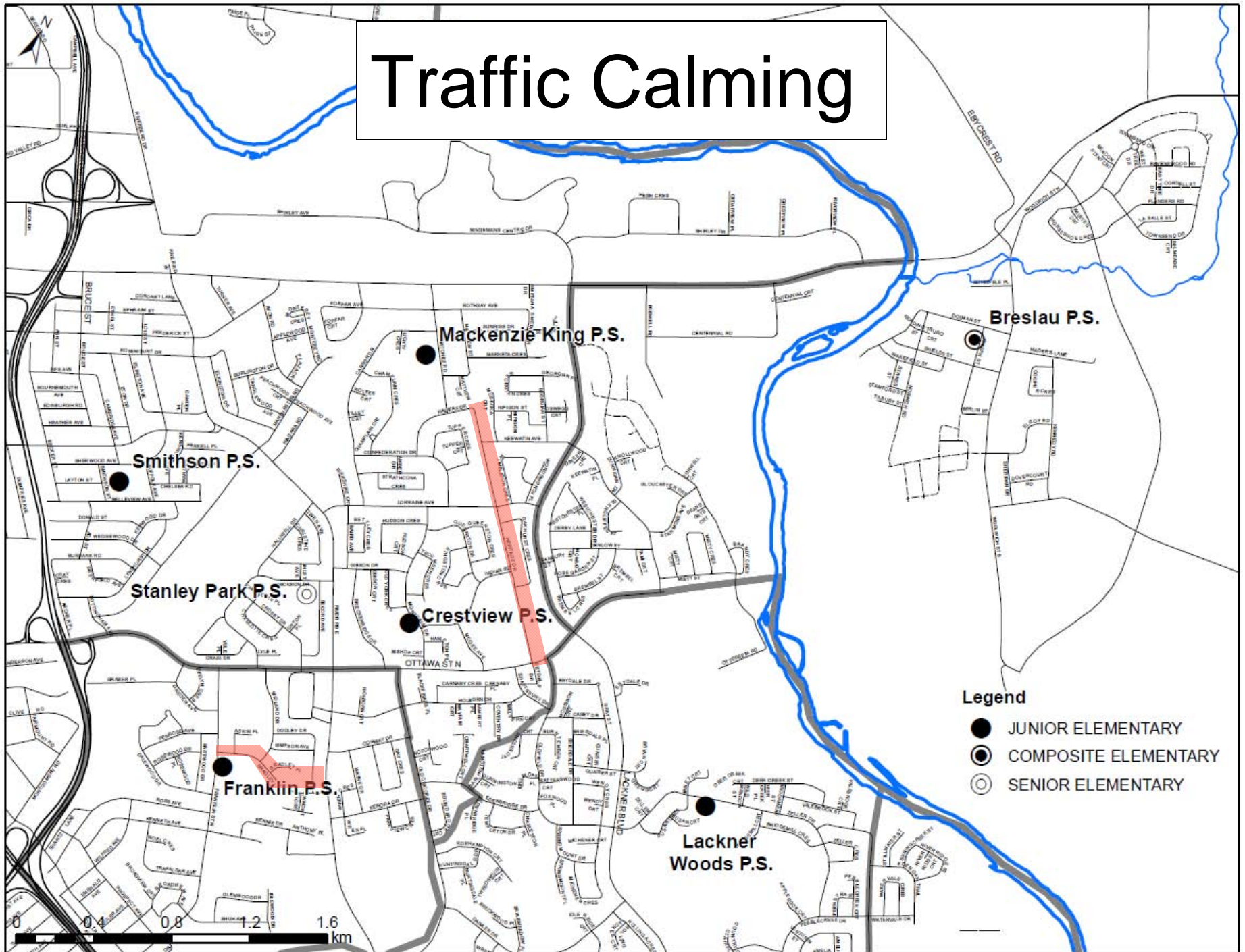
Traffic



- Transportation Master Plan – 2011
 - Region of Waterloo preparing new Transportation Master Plan
 - City will implement plan & determine local level transportation objectives & initiatives.
 - Terms of Reference to be prepared
- Cycling Master Plan - June 2010
 - Creating policies, programs, design standards & infrastructure that support & promote recreational & commuter cycling
- Traffic Calming
 - Existing traffic calming along Heritage Drive and Bradley Drive
 - No plans for additional traffic calming measures



Traffic Calming



Parks



Legend

- Single, Semi, Duplex
- Townhouse
- Multiple Residential
- Industrial
- Agriculture
- Open Space
- Park
- Future Development
- Storm Water Management
- Pumping Station
- Municipal Boundary
- Grand River
- Surrounding Parcel Fabric
- Proposed Plan of Subdivision
- Draft Approved Boundary
- Proposed Roads

This plan displays intended land use based on approved subdivisions.

For Community Plans or detailed information on land use contact the City of Kitchener Planning Division at 741-2426 or refer to the zoning by-law.

Visit www.city.kitchener.on.ca to view this map online.

