



Halton
District
School
Board

Virtual Public Information Meeting

North East Oakville #3 Public School
Zoning By-law Amendment Application
April 26th, 2022



HDSB Trustees



Tanya Rocha
Wards 3&6



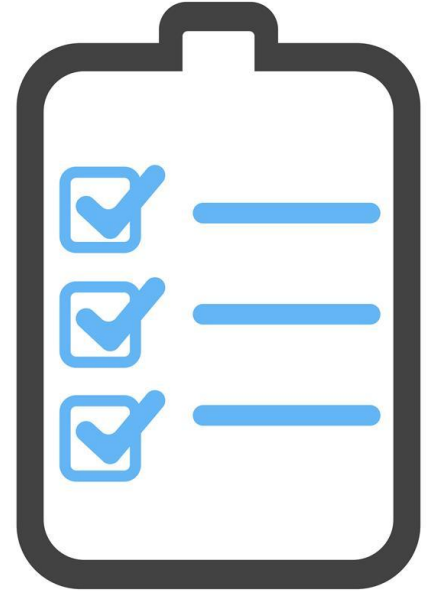
Kelly Amos
Wards 5&7

Agenda

Presentation

1. Meeting Decorum and Proceeding + Question Form
2. North Oakville Planned School & Project Location
3. Zoning By-law Amendment
4. Functional Servicing Plan
5. Oakville NE #3 PS Project Summary

Questions & Feedback



Meeting Decorum & Proceedings

Format of the Virtual PIM

1. HDSB Staff and Consultants will provide a presentation on the proposal as it has been presented to the Town
2. The subject matter will be strictly with respect to the Zoning By-law Amendment proposal before the Town
3. After the presentation, HDSB Staff/Consultants will respond to questions submitted in advance and during the meeting via the form available on the website.
4. Some questions that are unrelated to the Zoning By-law application may not be addressed

Oakville NE #3 P.S. Project

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Public Information Meeting - Oakville #3 P.S.

Tuesday, April 26 from 6:30 – 9 p.m.

Join Public Information Meeting Now (Google Meet)

Please **RSVP your attendance** for the Public Information Meeting, as well as **provide us with any questions** you may have regarding the application under review by the Town of Oakville. If you have any questions with regards to the application or the Public Information Meeting, please contact plan@hdsb.ca or call 905-335-3663, and request Planning Services.

NOTE: The boundary review for Oakville NE #3 ps to determine boundaries and programming is scheduled to begin at a later date (tentatively Fall 2022).

Proposed Zoning By-Law Amendment

The Halton District School Board (Board) is currently advancing a Zoning By-law Amendment applications under the Planning Act to permit its proposed Oakville NE #3 Public School, scheduled to open for the 2023/24 school year.

To accommodate the construction of the school, modifications are required to the existing site-specific regulations and are proposed to include:

- Increased height to allow for a three-storey school
- Reduction in the minimum height for a one-storey daycare
- Increase the minimum # of parking spaces

Question Form

Providing your questions (Pre-Meeting)

Prior to the meeting, a question forum was made live to residents to ask their questions in advance of the meeting. They will be read this evening.

1. The form will asked the following information:
 - a. Name
 - b. Address & Postal Code
 - c. Email (optional)
 - d. Question for HDSB staff or HDSB Consultants related to the proposed Zoning By-law Amendment



Submit your question for the virtual Public Information Meeting regarding the new Oakville Elementary School Zoning

Submit your question for the Public Information Meeting on Tuesday, April 26, 2022 (6:30 - 8:00 p.m.).

This form is for residents to submit questions pertaining to the application before the Town of Oakville that you would like answered during the virtual Public Information Meeting.

Please note that questions that do not pertain to the application may not be answered. What is your question with regards to the Zoning By-law application being submitted by the HDSB - to permit the use of a elementary school? (this not a Boundary Review Study)

Your answer

Learn more at:
<https://www.hdsb.ca/schools/Pages/School%20Construction%20Projects/Oakville-NE-3-PS.aspx>




SUBMIT

CLICK HERE

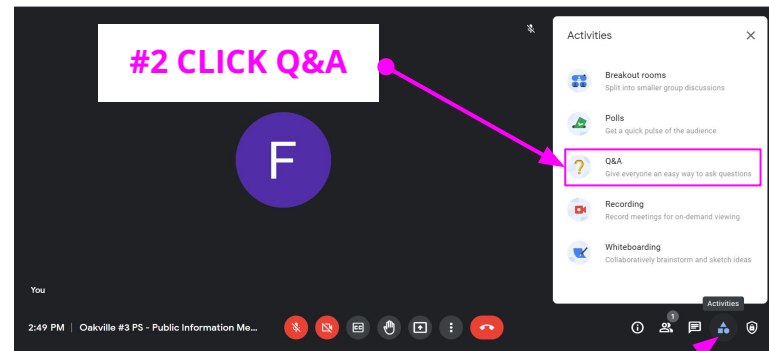
Question Form

Providing your questions (LIVE)

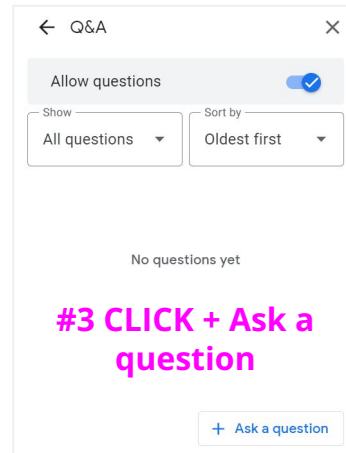
At the end of the meeting, Board staff will open the question portable for attendees to ask their questions.

1. Open Meet and join a meeting.
2. At the bottom, click Activities "  "
3. Select Q&A from the list.
4. Click "+ Ask a question".
5. Enter your question
6. Click "Post".

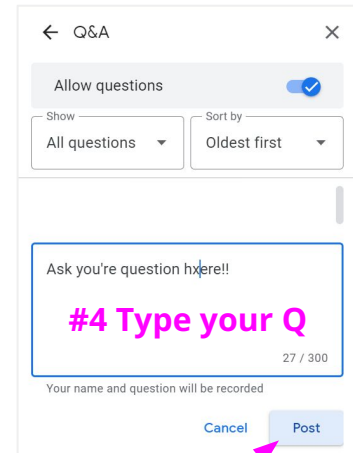
Again, please note that questions that are unrelated to the Zoning By-law Amendment application may not be addressed as part of this meeting



#1 CLICK 



#3 CLICK + Ask a question

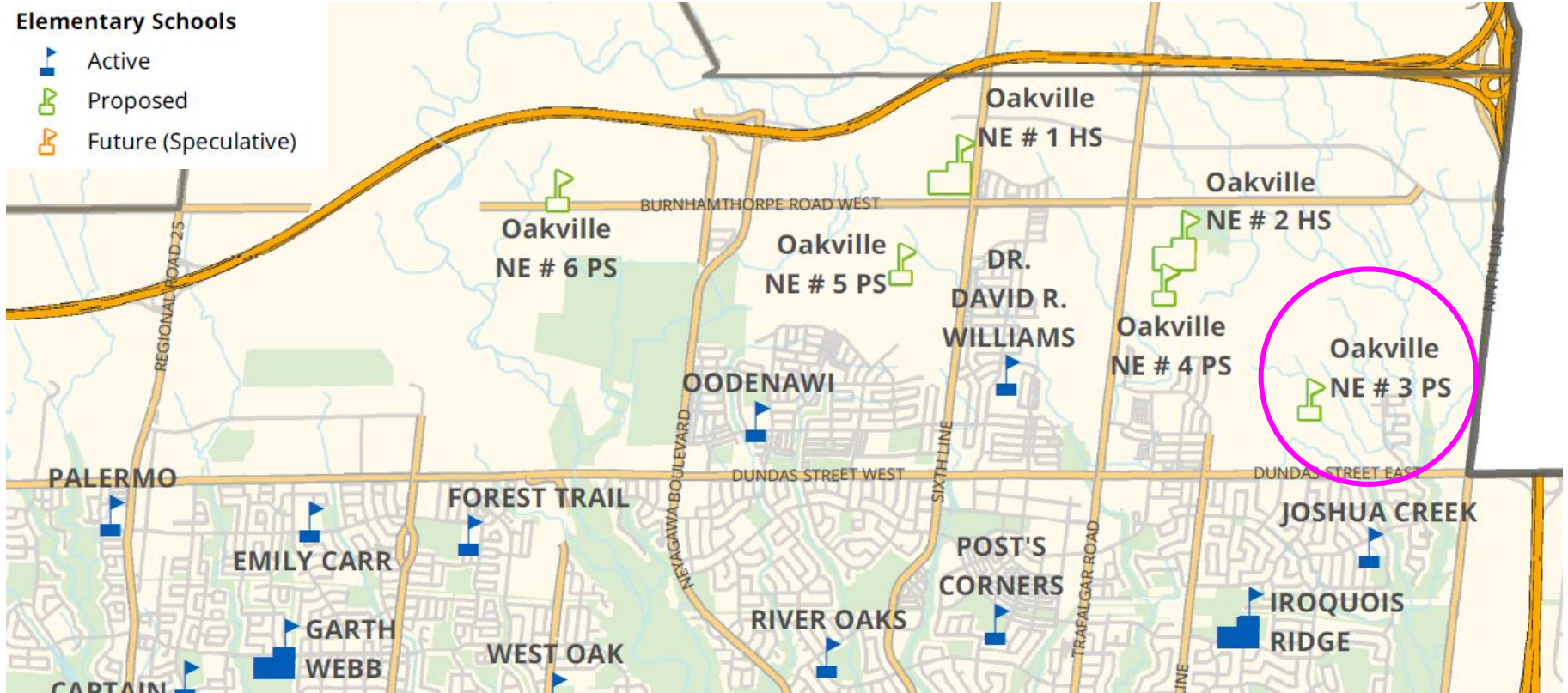


#5 Post

North Oakville Planned Schools

Elementary Schools

- Active
- Proposed
- Future (Speculative)



Zoning By-law Amendment

Existing Conditions:

The existing school site's zoning can be described as follows:

1. The zoning for the school site is presently I (Institutional) Special Provision 71, with three (3) holding provisions on site, H31, H32, and H33, which were related to servicing that were created as a part of Mattamy's Dunoak Plan of Subdivision.
2. Special Provision 71 allows a reduced Floor Space Index (FSI) of 0.20. FSI is a measure of building area compared to lot size.
3. Holding By-Laws 31, 32 & 33 relate to water, sanitary and storm services, respectively, which were in place to ensure that the development to the east containing the necessary services would proceed prior to allowing development to proceed.



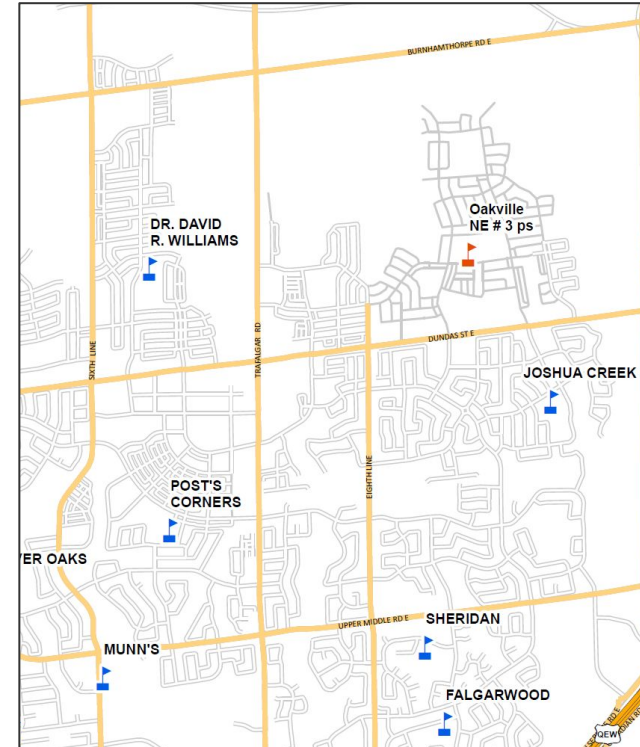
2020-2021 Long-Term Accommodation Plan

Zoning By-law Amendment

Proposed Amendments

Consolidated Holding Provisions (H52):

1. The Board is seeking to implement a combined holding by-law which addresses the service requirements for Stormwater, Sanitary Services, and Water Services.
2. The wording of the holding by-law is to be amended so that the Board will have the ability to lift the holding provision once it has been demonstrated that the site can be serviced regardless of development proceeding to the east.
3. With the amended wording, the Board will have the ability to start construction of the school ahead of all services being in place, ensuring an early opening date.
4. All services will be provided prior to the school opening.
5. The interim servicing scheme is the subject of Town Staff's review and acceptance.



Location of NE. Oakville #3 PS

Zoning By-law Amendment

Proposed Amendments

Site Specific Zoning Amendments (I-Zone SP71):

1. The Board is also seeking to create site specific criteria to allow for the school program being proposed, and in consideration of site constraints:
 - a. Parking Ratio: Increased maximum ratio to 3 per classroom.
 - b. Queuing spaces for Child Care drop off: provide equivalent number (18) as parking spaces
 - c. Building Height: removal of maximum and minimum height to permit a three (3) storey school.
 - d. Increased maximum building setback to accommodate the proposed school design and related site grading, and avoid retaining walls.



Proposed School Building – Hossack & Associates Architects

Functional Servicing Plan

Servicing Overview:

School site located in Mattamy Subdivision but relies upon Argo subdivision to the East for ultimate sanitary and storm sewers + SWM pond.

1. **Sanitary & water services** are planned to connect to Wheat Boom Drive, but can connect to John McKay Boulevard if servicing is not available when needed.
2. **Storm drainage & stormwater management** in the interim condition will be implemented around the site with a by-pass swale for overland drainage to lands to the North and West.
3. **Storm drainage & stormwater management** for impervious areas on site will be managed by traditional piped sewers. The grassed play area will drain to the North and be managed by low impact features. The site will outlet in the interim condition across adjacent lands to the East.



Trafalgar Engineering - Alternate Functional Servicing Plan

Oakville #3 Project Summary

Oakville #3 PS School Space Program:

1. 788 pupil place facility
 - a. Regular Track Program (ENG)
 - b. French Immersion (FI)
 - c. Life Skills Special Education Programs (LSP)
2. Site allows for 18 portable classrooms for future growth
3. 88 space child care facility
 - a. 10 infants
 - b. 30 toddlers
 - c. 48 pre-school

Facility will have the ability to house up to 1,200 students at peak, as the neighbourhood stabilizes and new schools open in North Oakville (NE #4, #5, #6).

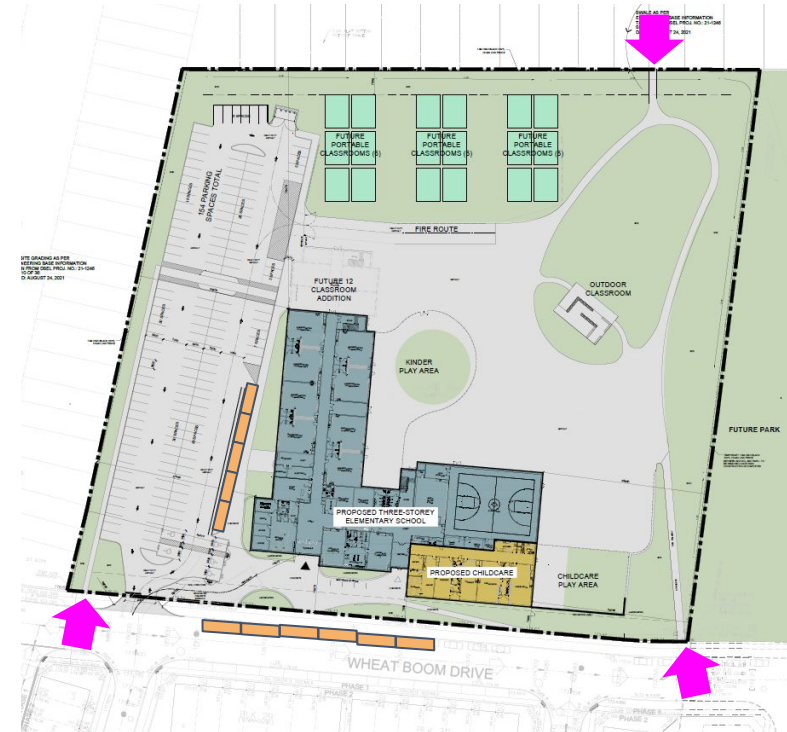


Proposed School Building – Hossack & Associates Architects

Oakville #3 Project Summary

Oakville #3 PS Site Statistics

1. Site Area = 2.85 Ha (28,500 sq m)
2. Approximately
 - a. 4,500 sq m of paved parking area.
 - b. Approx 9,000 sq m of play space (paved and sodded play areas).
3. 154 Parking spaces proposed to accommodate all school and child care staff anticipated at peak enrolment.
4. Short bus lay-by proposed on-site for special education buses.
5. Standard bus drop off on Wheat Boom along school frontage
6. Parent drop off to occur within neighbourhood for a park and walk model.
7. Childcare drop off to be accommodated as regular parking (Parents typically park to walk their child into childcare).

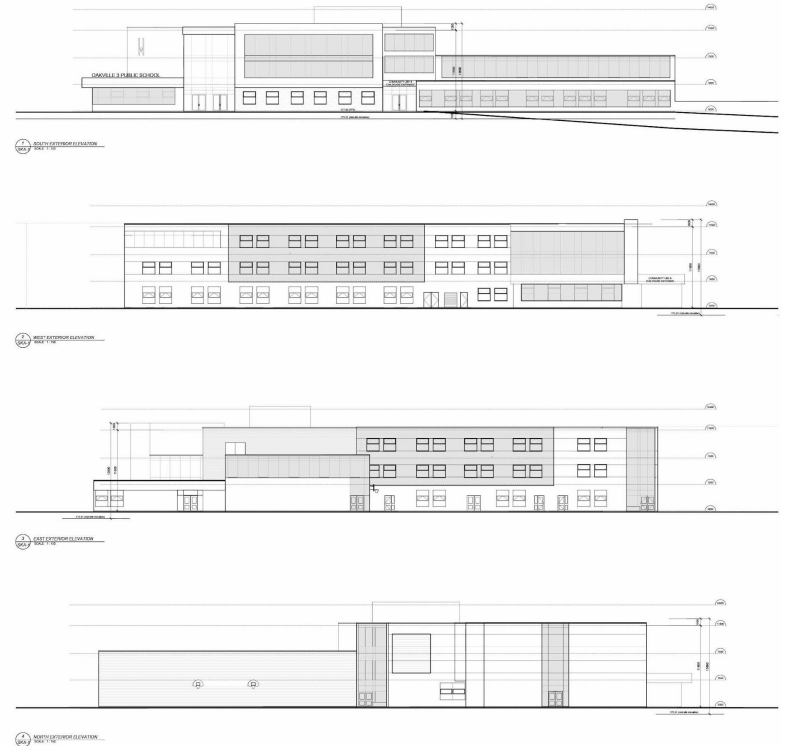


Concept plan of the proposed school site

Oakville #3 Project Summary

Oakville #3 PS Site Statistics

1. 39 core classrooms proposed.
2. 18 potential future portables.
3. Three-story school building of 13.69M
 - a. Zoning maximum currently at 16.5 m
 - b. Zoning minimum currently at 11.0 m
4. 7,116 sq m of floor area proposed for school.
5. 700 sq m proposed for childcare.



Conceptual Elevations

Proposed School Rendering & Info




Proposed School Building – Hossack & Associates Architects

Questions and Feedback

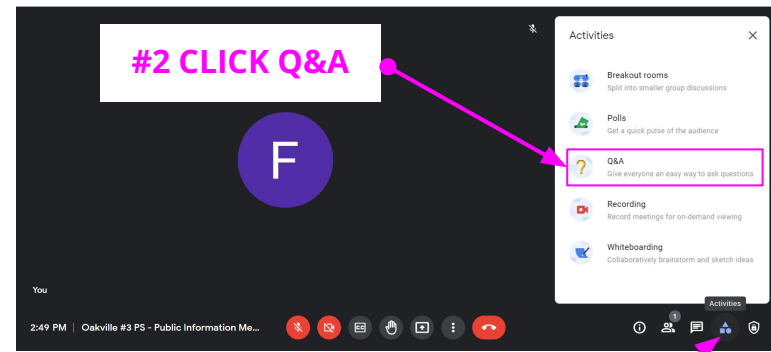
Question Form

Providing your questions (Option B)

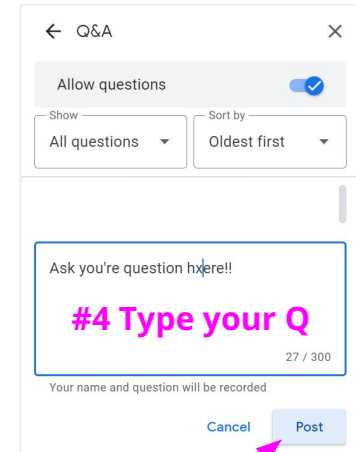
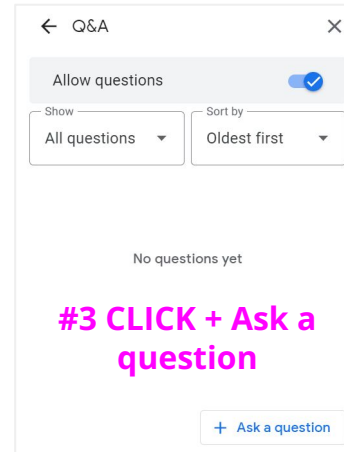
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Again, please note that questions that are unrelated to the Zoning By-law Amendment application may not be addressed as part of this meeting



#1 CLICK 



THANK YOU!

Oakville NE #3

Parking availability and parking lot operation considerations

1. We are planning to provide 154 parking spaces on site to accommodate the following:
 - a. All teaching and administrative staff at peak
 - b. Child care staff
 - c. Childcare drop-off and visitor parking spaces
2. Parking provisions allow for 18 temporary portable classrooms or future school expansion.
3. For comparison:
 - a. 113 parking spaces were provided for Dr. David R Williams Public School. This school is proposing 41 more parking spaces. $113 \text{ spaces to } 1075 \text{ students (2021)} = 9.5 \text{ students per space.}$
 - b. 93 parking spaces were provided for Joshua Creek Public school. This school is proposing 61 more parking spaces. $93 \text{ spaces to } 881 \text{ students. } 93 \text{ spaces to } 881 \text{ students (2021)} = 9.47 \text{ students per space.}$
 - c. Oakville #3 PS: 154 spaces to 1200 (peak) = 7.8 students per space.



Oakville NE #3

Bus layby/dropoff/pickup designs & related concerns about the use of Wheat Boom for buses such as winter control.

1. Small buses will be accommodated on the small layby internal to the site, which can accommodate 5 buses
2. Dropping off and picking up at Wheat Boom will be effective, as it lines up to the main entrance of the facility, and avoid going on site.
3. In the event of major storms where the sidewalk has a snow berm, the Board is exploring option to have buses queue on Wheat Boom and enter the site to use the small layby designated for the small buses. Note this would only be in instances with major winter events. This is made possible by reducing parent traffic on site.
4. Long term, this will become primarily a walk to school, therefore bussing demands will also decrease. As such, it's beneficial not to create permanent infrastructure for a temporary need.



Oakville NE #3

Kiss and ride (Pick-Up/Drop-Off) availability:

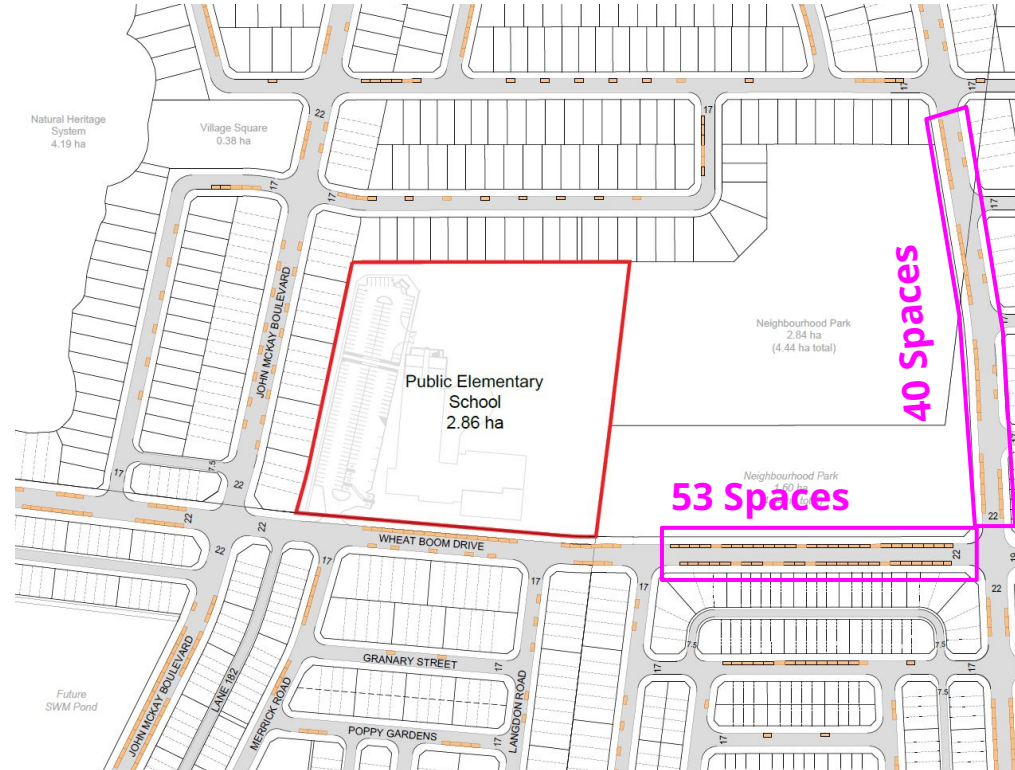
1. Many other local School Boards have abandoned Kiss & Ride drop-off lanes and buses within their new school sites for similar reasons, such as the Upper Grand District School Board, Hamilton Wentworth District School Board to name a couple.
2. We are not proposing a kiss and ride for this site, as it has presented numerous challenges on site, namely student safety.
3. The primary challenge is that drop-offs cannot operate as designed, as staff is not permitted to take student in and out of cars due to safety concerns to staff, requiring parents to park and remove their kids.
4. Proposing to have on-street parking available for parents along the frontage of the park, and the school when drop off and pick-up are done. There are visitor spaces that will be available on site as well.
5. Board will encourage walk to school, active transportation, and bus transportation. An advantage of this site is that the school property has pedestrian access from four area (North, Southwest, Southeast, park) to support this behaviour.



Oakville NE #3

Existing Neighbourhood Parking Plan

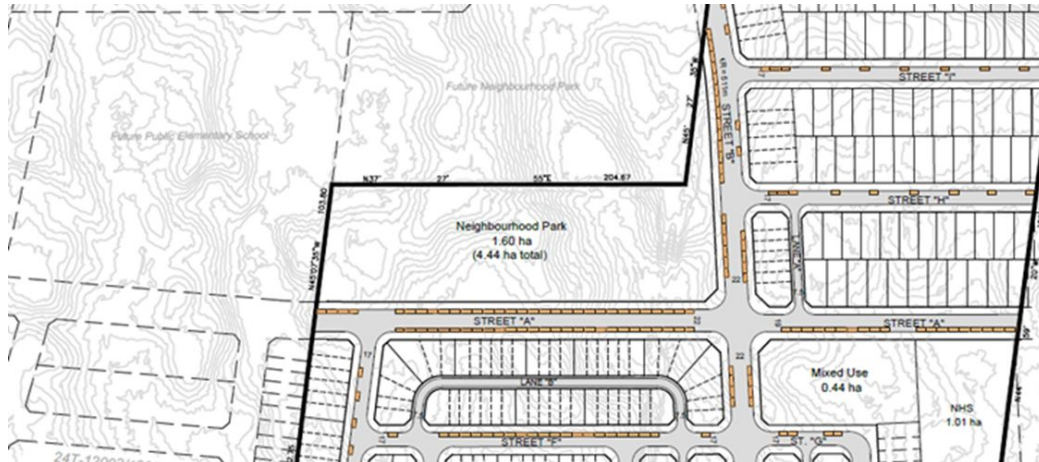
1. The proposed Traffic Management Plan prepared for Wheat Boom Drive shows a total of 13 on-street parking spaces between Merrick Road and Langdon Road.
2. Providing a Parent PUDO loop on Wheat Boom Drive between Merrick Road and Langdon Road would permanently reduce the on-street parking to 7 spaces between the inbound and outbound PUDO driveways.
3. Except for the 30 minutes period before and after school, the on-street layby provides more parking in the area.
4. The available visitor parking along the Neighbourhood Park frontage more than satisfies the visitor parking requirements for residential units along Wheat Boom Drive.



Oakville NE #3

Traffic engineering - pedestrian crossing and crossing guard locations, no stopping/parking restriction requirements?

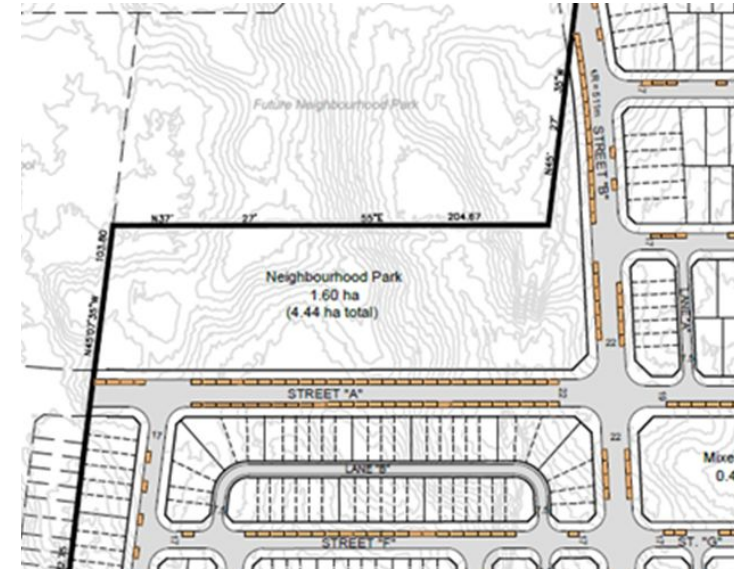
1. Expected that this main intersection adjacent to the site will operate under two way stop control with the stop sign north south on John McKay Blvd.
2. Its expected that a pedestrian crossing would be located on the east leg of the intersection so that pedestrians can cross safely and with the aid of a crossing guard before and after school.
3. Typical signage surrounding the school would also be provided such as “No U Turns” and reduced speed to 40 km/h.



Oakville NE #3

Traffic engineering - pedestrian crossing and crossing guard locations, no stopping/parking restriction requirements?

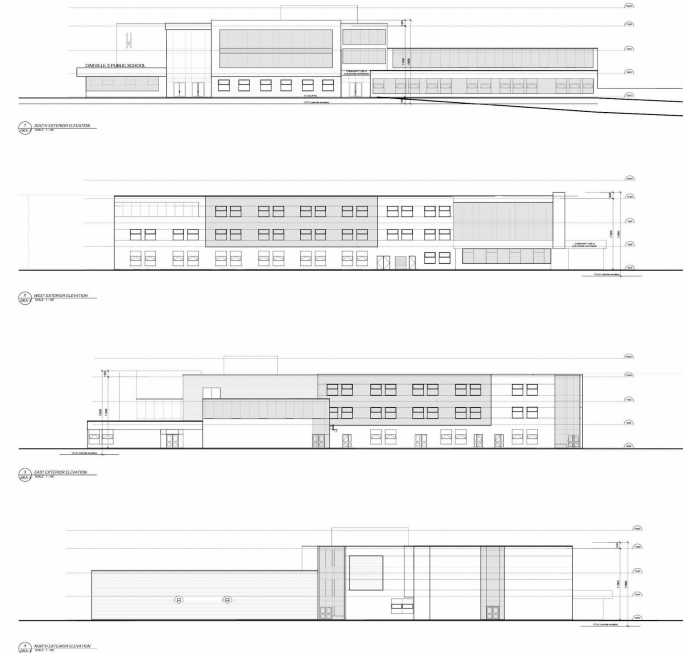
1. Parking Considerations:
 - a. Will be prohibited on the south side of Wheat Boom Drive across the school frontage as there are several driveways with insufficient spacing to allow on-street parking there.
 - b. On the northside of Wheat Boom parking will be limited to outside of the school peak hours with signage that indicates School Loading Zone (e.g. 8:00 am and 8:30 am and from 3:00 pm to 3:30 pm).
 - c. Once outside the school boundary, parking is again allowed on both sides of Wheat Boom.
 - d. There is a significant number of on-street parking spaces provided along the frontage of the park beyond the proposed layby zone on Wheat Boom and along Street B where students can be let out safely from vehicles and walk along the sidewalk to school.



Oakville NE #3

Has HDSB considered a 4 storey format to reduce the building footprint?

1. 4 storeys is not feasible for a 788 pupil place student population, as there are not enough classrooms to warrant the 4th floor. The 3 storey ground floor has already minimized as much as possible with only childcare, kindergarten, special education, office and gymnasium on ground floor.
2. Major constraints in increasing to 4 storeys is the inability to relocate core services from the ground floor up, which are also the most space intensive. They include:
 - a. Child care students
 - b. Kindergarten Students
 - c. Special Education Students
 - d. Gymnasiums
 - e. Administration
3. The Library and primary classrooms have already been shifted up to the second floor to minimize the building footprint.
4. Overall building gross floor area (GFA) efficiencies are lost with the addition of more floors (ie. would not be possible to meet the Ministry of Education space template benchmark).



Conceptual Elevations

Oakville NE #3

Has the Board explored having the parking to the east?

1. Site layout is constrained by the grade transit across the block, which is 5m East to West.
2. To accommodate parking on the east site of the site, the school's main floor would need to be buried into the ground in order for there to be accessible/barrier-free access from the parking area to the school entrance. This limits the number of classrooms on the ground floor.
3. The parking on the east side of the school created several stormwater management challenges.
4. The current layout allows for adjacency with the grass play area complimenting the Town's open space program
5. Unable to move the building further east to add more parking, as the grade transition would be to abrupt into the park grounds.



Proposed School Building – Hossack & Associates Architects

Proposed School Rendering & Info



Proposed School Building – Hossack & Associates Architects