

Renovation and Conversion of Robert Bateman High School

EICS-12-23

To Council

Sept 26, 2023

May 2022

- At the public meeting on the land transfer, both Alan Magi and Ron Steininga stated that there would be no need for additional parking in Phase 1 of the Project.
- Parking and traffic studies were to be part of Phase 2
- It was stated that additional parking would be required for Phase 2 with the quantity to be determined based on the final layout of the public space.

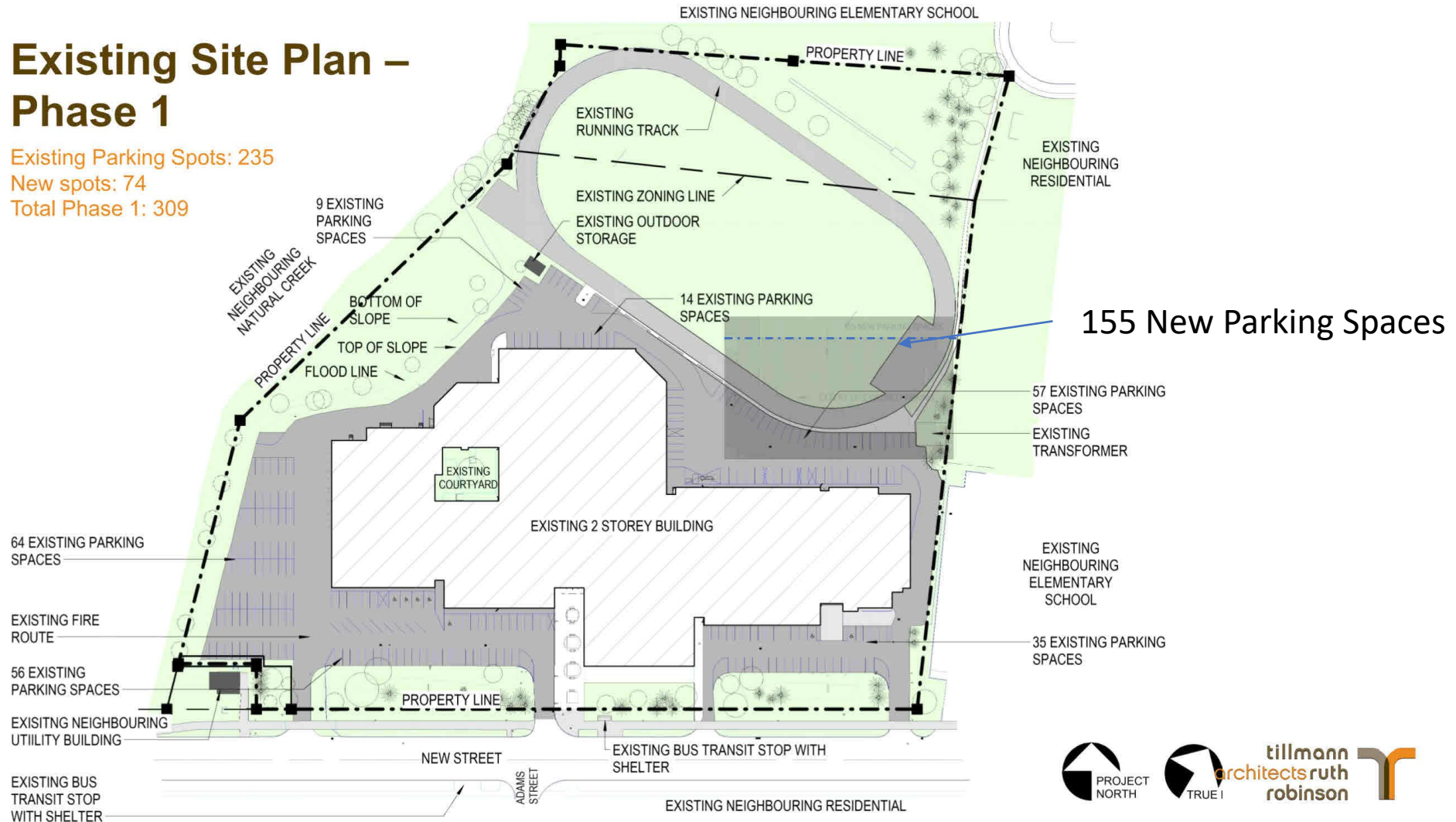
From December 8, 2022

Existing Site Plan – Phase 1

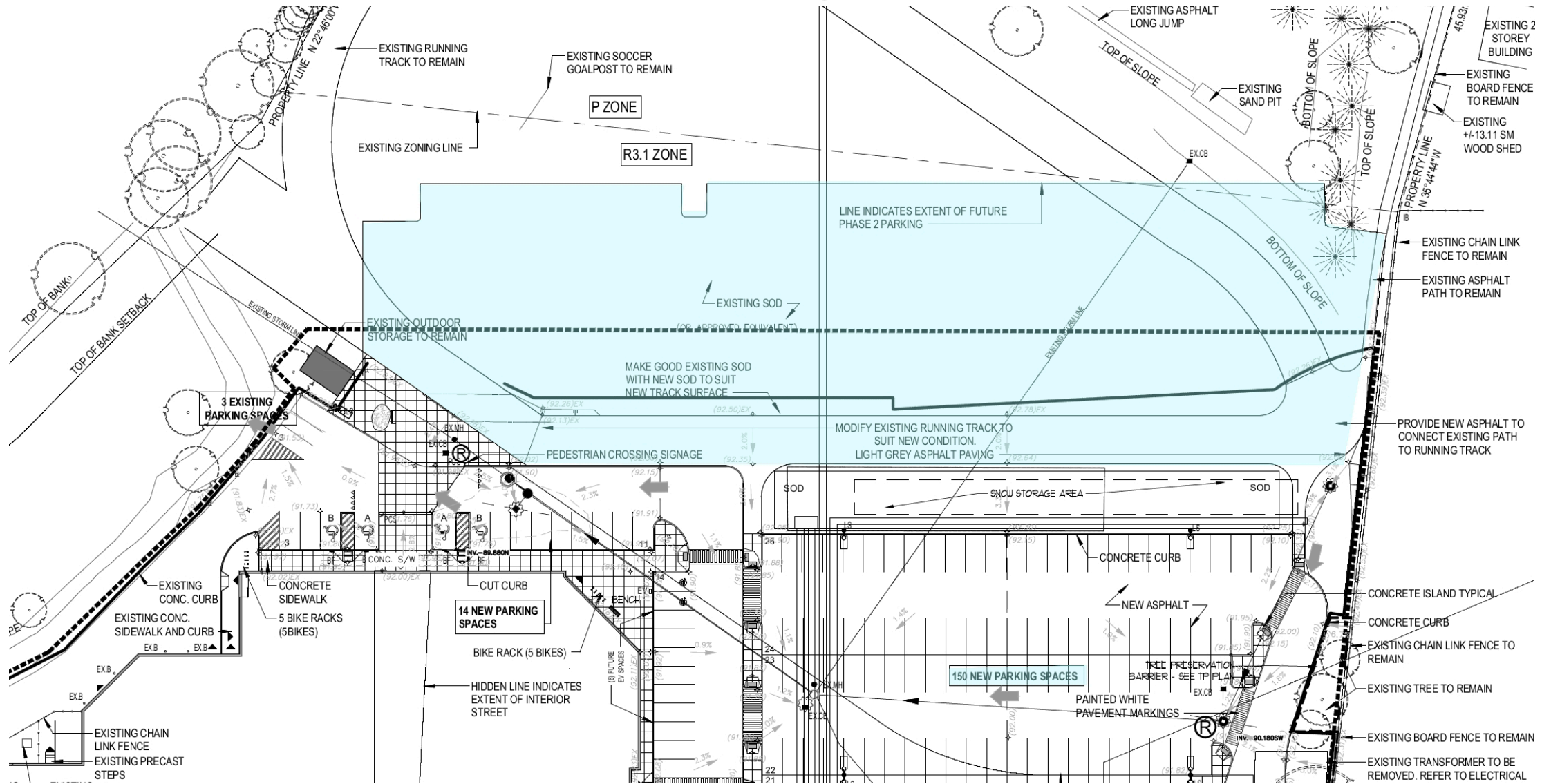
Existing Parking Spots: 235

New spots: 74

Total Phase 1: 309



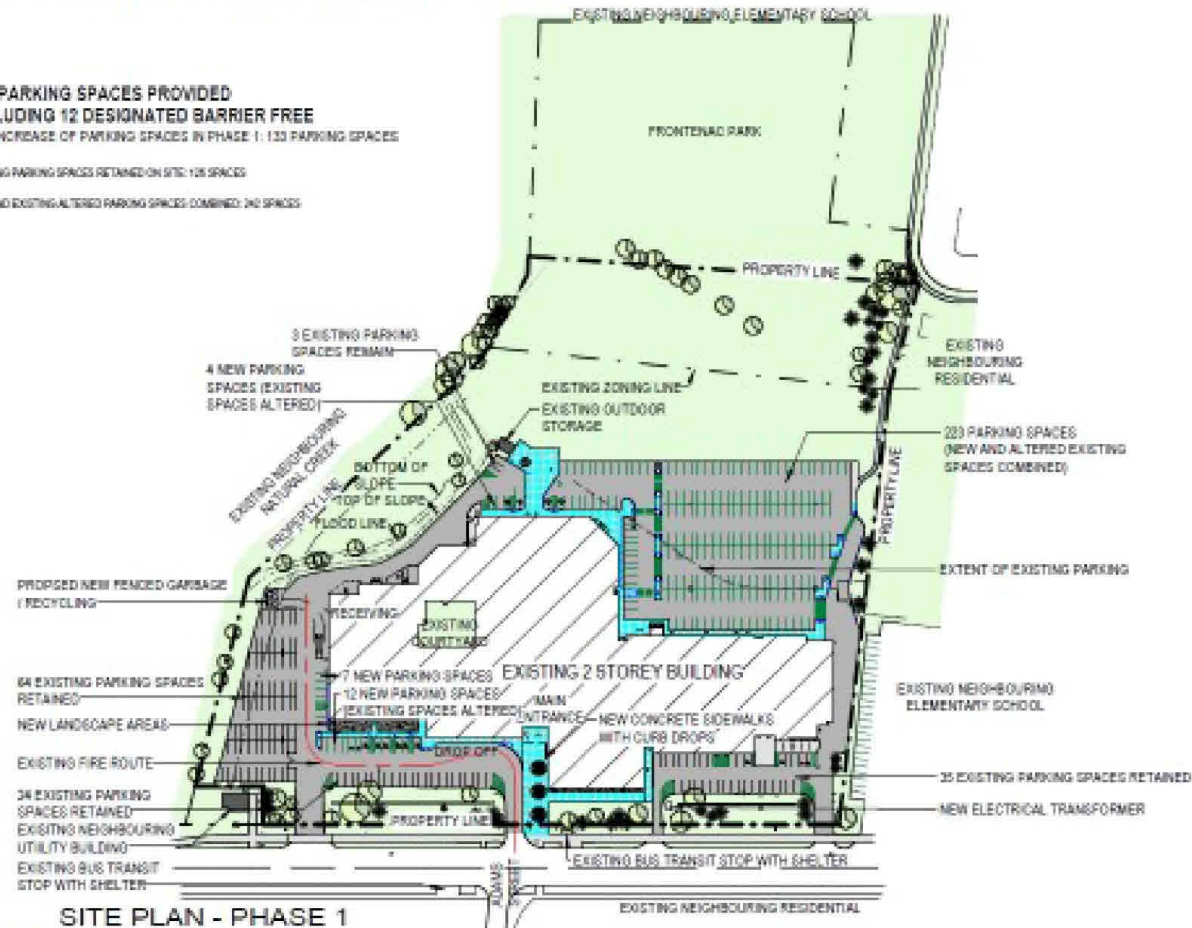
Extent of Phase 2 Parking, Tender Documents



September 12, 2023

Phase I – 368 Parking Spaces

368 PARKING SPACES PROVIDED
INCLUDING 12 DESIGNATED BARRIER FREE
NET INCREASE OF PARKING SPACES IN PHASE I: 133 PARKING SPACES
EXISTING PARKING SPACES RETAINED ON SITE: 108 SPACES
NEW AND EXISTING ALTERED PARKING SPACES COMBINED: 240 SPACES



SITE PLAN - PHASE 1



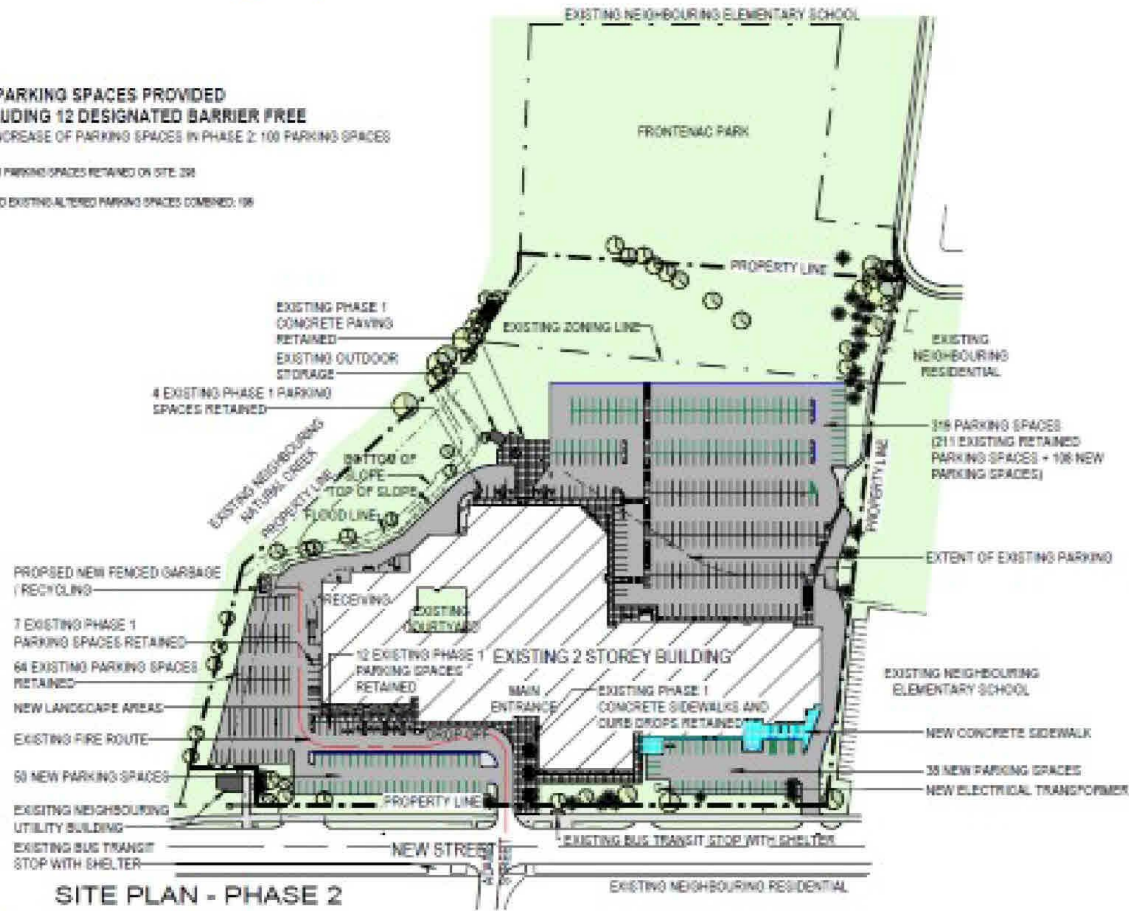
September 12, 2023

Phase II – 468 Parking Spaces

468 PARKING SPACES PROVIDED
INCLUDING 12 DESIGNATED BARRIER FREE
NET INCREASE OF PARKING SPACES IN PHASE 2: 100 PARKING SPACES

PHASE 1 PARKING SPACES RETAINED ON SITE: 326

NEW AND EXISTING ALTERED PARKING SPACES COMBINED: 138



SITE PLAN - PHASE 2



Zoning Certificate before Building Permit



ZONING CERTIFICATE REQUIREMENTS

Industrial / Commercial / Institutional that does not require Site Plan Approval

Internal Renovations, Mezzanines, Partitioning, Internal Conversion of Floor Area, Business Licenses, Change of Use

A. Requirements for all applications

- Zoning Clearance E-Form (<https://www.burlington.ca/en/planning-and-development/zoning-clearance-certificates.aspx>)
- Site Plan showing the location of the unit within the building
- Detailed floor plan, in metric, accurate and drawn to scale, of the proposed layout
- Detailed letter of use
- Zoning Fee (payment methods to be confirmed when application submitted) \$ _____
- Non-Residential Development Charge application (if applicable)

Note: If new rooftop or on-ground mechanical equipment is proposed, it is required to be shown on the plans. Additional approvals may also be required from:

- ❖ Capital Works Site Engineering section
- ❖ Community Planning Site Plan section

B. Additional Requirements for applications where detailed parking analysis is required

Where the application is within a multi-unit industrial or commercial building, and parking information / details are required, the following additional information required:

- An up-to-date Site Plan, accurate and drawn to scale, showing all existing and proposed parking spaces on the property, including:
 - All parking stalls and drive aisles to be dimensioned; parking spaces must comply with the zoning by-law minimums of 2.75 m wide and 16.5m² in area
 - Vehicle (truck) movement templates, where applicable
- A listing of all existing unit owners / tenants on the property, including business names
 - Listing should also include the use of each unit
- Floor area of each unit, including any mezzanines
 - The unit floor area should also be broken down for each defined area of a unit (e.g. office, warehouse, retail, etc.)
 - Detailed floor plans may be required for each unit
- A parking calculation based upon the information provided above and the current applicable parking rates in the Zoning By-law

No Interim Solution.

- Basically the only solution being proposed is to pave the track and pitch.
- So let's not clown around. Figure out the space required for the future use case and do the the paving in one go.
- That's the common sense way to do it. You only have construction one time. You have zero cost for off-site parking.
- You are looking at GHG off sets to get to net zero, offset the loss of green space by providing new green space somewhere else. That isn't the Elementary School's green space. It is already there.