

Notes from Meeting with Parkland Class, June 6, 2016

Present: Martin Kvapil (Inspections and Licensing, CORD), Tara Lodewyk (Planning Manager, CORD), Phil Stephenson (CEO, Parkland CLASS), Dan Verstraete (COO, Parkland CLASS), Robin Anderson (Project Designer, Metro Studio of Building Design), Darcy Garrett (Chairperson, WCA), Brenda Garrett (Secretary, WCA)

The group discussed the various concerns and recommendations put forward by the Waskasoo Community Association Board's letter of May 27th, 2016. Below are the WCA's notes concerning the discussion followed by a timeline:

Traffic:

Parkland CLASS stated that traffic should not increase substantially. They have had 30 or 40 staff working out of their present administration building already while they have been waiting for this to come through. They will be bringing back 10 – 12 additional people who had been moved to other properties. As well, they already run 2 – 3 employee training sessions per week and that will stay the same. The events in the pavilion are events they already run on the school property. There are 6 – 8 events per year and they may be adding 1 or 2 more. If they open the pavilion to public use, they are agreeable to limiting the hours of use, and if they enter a joint use agreement with The City, they will want final say in what it is used for in order to protect their property.

Community Awareness:

Tara Lodewyk stated that she is hesitant to break precedent and change the 100m span for development notices, especially after just finishing a Community Plan for the area. She suggested we inform Waskasoo residents about the project, and residents can take it upon themselves to contact us, The City, and/or attend the MPC hearing. Parkland Class has agreed to let us post their documents on our website so people can see them there.

Scale:

Parkland CLASS stated that they have designed the facility to meet their needs. The larger office spaces will be for single occupants. Classrooms will be for internal training. Robin Anderson from Metro Design pointed out that the building takes up only 6% of the lot space, which is exceptionally low, and because it will be set back in the north-east corner, it will not seem as dominant as it would if positioned next to the roadway or the other buildings.

Dark Skies:

Dark-skies friendly design was a concern brought up by the Gaetz Lakes Sanctuary Committee (along with the issue of fencing) and was discussed with them last week. Parkland CLASS will use carefully focused LED lighting and will set post spacing to avoid over-lighting the area. Our sense is that the lights will remain on overnight for security purposes.

Glass Surfaces:

The windows are not reflective and will be smaller (5 feet) with a grille down the middle which combined with either blinds or curtains should reduce bird strikes.

Fencing:

Parkland CLASS desires fencing to provide security, to guide traffic, and to separate their private space from the public space. The location and amount of fencing to be proposed is still to be decided. If The City agrees to joint use, whereby The City agrees to continue maintaining the grasslands, to develop playground parking and, we believe, upgrade and maintain the access road as well as provide liability coverage, then Parkland CLASS will agree to allow the playground and a wider area along the pathway to be part of the public domain. At that point, the west fence that runs along the trail will be moved east so that it runs along the west side of and incorporates the pavilion in the fenced off area. It will then angle back to the playground or parking area. If The City does not agree to joint use terms, the fences will remain the same in the development application. We voiced concerns about the fencing and suggested a number of options besides fencing – landscaping for separation, signage, bollards for traffic control, security systems and motion lights for security. Martin Kvapil is waiting to hear from Recreation and Parks about the joint use agreement and will advise everyone when he gets a decision.

Access Road:

See fencing above.

Parking Lot:

Parkland advised that the number of stalls has been carefully calculated and are over the minimum suggested by bylaws because there is nowhere else to park – no roadways etc. – if they need extra space. Drainage has been engineered to keep run off from the river and the lakes.

45th Avenue Pull Off:

Parkland agreed to remove the river side pull-off parking on 45th Avenue.

Maintenance Shop:

Parkland is amenable to dressing up the shop on the west side in order to make it look less commercial. Ideas proposed were spandrel (fake) windows, vertical trim to break up the space, and an overhang to create a kind of porch space over the west door. The front parking area will get some landscaping features to make an ‘entrance’ to the maintenance lot, and the maintenance yard will be screened in some fashion – perhaps slats in the chain link fencing or a hedge. The shop cannot be moved to the north side of the school because that space is too small and gives access to a garage.

Play Structure and Pavilion:

See fencing above.

Future Concerns:

Phil Stephan stated that Parkland CLASS has not yet thought about to what use they will put their current administration building and that this is not phase 1 of a multi-phase project. Because of setbacks and utility right of ways, there is very little land left that can be built upon so expansion on this site is not likely. He also noted that demand for Parkland’s services is limited and historically has not increased

at any great rate of speed. As for an Exception Regarding Land Use for the property, Martin Kvapil said the development is already protected by the Public Service zoning. Again, because of the building restrictions, there is little chance of the building being reconfigured or added to by new occupants. We voiced our concerns that we feel an exception regarding land use would protect the community in the future from a discretionary use that intensifies the land even further in the event that Parkland CLASS ever sells the property (e.g. a new specialty school vs a small assisted living facility).

Timeline:

The scheduled MPC date is now June 29th.

Parkland CLASS plans to build the project in two phases. Phase 1, the shop and pavilion, is to be built this year, and phase 2, the administration building, is slated for 2017.