

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013**

Item 7, Report No. 5, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 19, 2013.

**7**

**SITE DEVELOPMENT FILE DA.12.033  
YORK REGION DISTRICT SCHOOL BOARD  
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 5, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.033 (York Region District School Board) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a two-storey, 10,793.75 m<sup>2</sup> secondary school, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
  - a) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department; and,
  - b) the final site servicing and grading plan, and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department.

**Contributions to Sustainability**

The Owner has advised that the following sustainable features will be provided within the building and site design:

- i) bike racks to promote cycling as an alternative to motor vehicles;
- ii) LED exterior light standards controlled with combination light sensor and building automation scheduling;
- iii) double glazing low "E" glass;
- iv) ASHRAE 62-2001 standard ventilation for indoor air quality;
- v) low emitting adhesives and sealants, paints, coatings and carpets;
- vi) high efficiency boilers and motors with variable speed drives;
- vii) passive stormwater detention measures; and,
- viii) a white calcite stone roof.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013**

#### **Item 7, CW Report No. 5 – Page 2**

##### **Purpose**

The Owner has submitted Site Development File DA.12.033 (York Region District School Board) on the subject lands shown on Attachments #1 and #2, to facilitate the development of a two-storey, 10,793.75 m<sup>2</sup> secondary school, as shown on Attachments #3 to #6 inclusive.

##### **Background - Analysis and Options**

###### **Location**

The subject lands shown on Attachments #1 and #2 are located on the northwest corner of Lawford Road and Major Mackenzie Drive, west of Weston Road, municipally known as 3936 and 4020 Major Mackenzie Drive, City of Vaughan. The surrounding land uses are shown on Attachment #2.

###### **Official Plan and Zoning**

The subject lands are designated "Medium Density Residential/Commercial" with a "Secondary School" overlay by in-effect OPA #600 (Vellore Urban Village 1). The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 12, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, which is not in effect at this time, and is subject to approval by the Ontario Municipal Board. The school proposal conforms to the Official Plans.

The subject lands are zoned A Agricultural Zone subject to site-specific Exceptions 9(115) and 9(1172) by Zoning By-law 1-88. The school proposal complies with Zoning By-law 1-88.

###### **Site Plan Review**

The Owner is proposing to develop the 6.16 ha site with a two-storey, 10,793.75 m<sup>2</sup> secondary school and associated multi-use playing field, practice field and asphalt play area, as shown on Attachments #3 to #6 inclusive. The proposal includes 2 parking areas divided between staff and students, with each parking area accessed by a separate single vehicular driveway from Lawford Road, as shown on Attachment #3. A total of 282 parking spaces are proposed. Three (3) pedestrian walkways connect the building to Major Mackenzie Drive and Lawford Road. Additional sidewalk connections located at the northwest and southwest ends of the property provide pedestrian access to the school and associated multi-use playing field from the residential area to the west, as shown on Attachment #3. Additional sidewalk connections are provided to Lawford Road in the northeast area of the school site. The School Board has advised that portables are not required at this secondary school location, and no future portable locations are provided, accordingly.

The proposed building elevations, as shown on Attachment #5, consist of red clay brick masonry, double glazing with prefinished silver aluminum panels and ground faced concrete masonry blocks in three shades of grey and silver. The main (south) elevation fronting Major Mackenzie Drive consists of 3 bay windows, a roof canopy and additional glazing at ground floor level. Bay windows are also proposed on the north and east elevations. A 2.54 m x 2.5 m dual facing pylon sign is proposed on the southeast portion of the subject lands, as shown on Attachments #3 and #6.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. Deciduous and coniferous trees are proposed within the 4.5m wide landscape strip along the westerly lot line to provide a buffer area between the proposed development and the abutting residential area to the west. The Owner is also proposing 6.0 m

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013**

#### **Item 7, CW Report No. 5 – Page 3**

wide landscaped areas along the south and east property limits. Additional landscaping along the pedestrian connection at the southeast corner is also proposed. The sports fields will not be lit, and therefore, there will be no lighting impact on the adjacent residential homes.

The Vaughan Development Planning Department is satisfied with the proposal as shown on Attachments #3 to #6 inclusive, and will continue to work with the applicant to finalize the details. The final site layout and building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### **Vaughan Development/Transportation Engineering Department**

The Owner has submitted a site servicing and grading plan, and a stormwater management report, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report. The Owner also submitted a traffic impact study, which was approved by the Department.

Lawford Road, as shown on Attachments #2 and #3, was acquired by the City and constructed by the Block 40 landowners group, and must be dedicated as a public highway to provide formal access to the proposed secondary school. A sidewalk to be constructed along the west side of Lawford Road will also provide appropriate pedestrian access. In addition, the Region of York has indicated that road improvements for Major Mackenzie Drive will commence with the start of the 2014 construction season. This includes construction of a sidewalk located on the north side of the Major Mackenzie right-of-way. The Owner's consultant shall co-ordinate with the Region's consultant for works to be completed in the Region's right-of-way.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

#### **Regional Implications**

The subject lands are located on Major Mackenzie Drive, which is under the jurisdiction of the Region of York. The Site Development Application was circulated to the Region of York Transportation Services Department for comments. The Region of York Transportation Services Department has no objections to the approval of the proposed development.

#### **Conclusion**

Site Development File DA.12.033 has been reviewed in consideration of the policies of OPA #600, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed secondary school development as discussed in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Pylon Sign

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013**

Item 7, CW Report No. 5 – Page 4

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)