

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 17, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

17 **SITE DEVELOPMENT FILE DA.13.098
YORK REGION DISTRICT SCHOOL BOARD
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning / Director of Development Planning, and Manager of Development Planning, dated April 29, 2014, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.13.098 (York Region District School Board) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 2-storey, 6,227 m² elementary school, as shown on Attachments #3 to #5 inclusive, subject to the following conditions:
 - a) the Vaughan Planning Department shall approve the final site plan, building elevations, landscaping plan and school signage details; and,
 - b) the Vaughan Development/Transportation Engineering Department shall approve:
 - i. the final site grading, servicing, stormwater management, and lighting plans;
 - ii. a sightline analysis to ensure that the proposed lay-by parking on Lawford Road does not cause a visual obstruction for the school buses exiting the driveway at Lawford Road; and
 - iii. a Transportation Demand Management (TDM) Plan, to be approved at a future time, prior to the school opening in September 2015.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.3: To reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

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In accordance with the goals and objectives identified above, the School Board has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

a) Sustainable Site:

- erosion and sediment control measures during the construction of the site
- bicycle racks to promote an alternative transportation mode
- light pollution will be reduced through the use of shielded parking light fixtures, with full blackout after midnight
- outdoor lights controlled with a light sensor and building automation scheduling
- promoting and facilitating planning and sustainable development of the school grounds, including initiatives such as tree planting and outdoor classrooms, through the Board's School Grounds Enhancement Procedure and Advisory Committee

b) Energy and Atmosphere:

- upgraded roof and wall installation, double glazed low thermal emissivity glass and high efficiency boilers
- light sensor controls in stairwells and classrooms connected to the buildings automated system to turn off the perimeter bank of classroom lights when design light levels are achieved with natural light

c) Materials and Resources:

- implementing York Region District School Board recycling program
- requiring contractors to have a construction waste management plan
- sourcing materials regionally where possible

d) Indoor Environmental Quality:

- reducing volatile organic compounds by specifying the use of low emitting adhesives and sealants, paints and coatings, and carpets
- providing lighting control and operable windows in all perimeter classrooms

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.13.098 (York Region District School Board) to permit the development of the subject lands shown on Attachments #1 and #2, with a 2-storey, 6,227 m² elementary school, as shown on Attachments #3 to #5 inclusive.

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Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the southwest corner of Stanton Avenue and Lawford Road, west of Weston Road and north of Major Mackenzie Drive. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Low-Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), which permits public and private institutional buildings including the proposed elementary school. The proposed development conforms to the Official Plan.

The subject lands are zoned RD3 Residential Detached Zone Three by Zoning By-law 1-88, subject to Exception 9(1288), which permits the elementary school use. The proposed development complies with the applicable standards of Zoning By-law 1-88.

Site Plan Review

The School Board is proposing to develop the 2.42 ha site with a 2-storey, 6,227 m² elementary school with 65 parking spaces as shown on Attachments #3 to #5 inclusive. The proposed building elevations are shown on Attachment #4. The proposed plans also include provision for a future 2-storey addition at the south end of the building and six portables to the west of the school.

A full-movement access driveway on Stanton Avenue and a right-in/right-out driveway on Lawford Road are proposed. Lay-by parking is also proposed along Lawford Road abutting the subject lands. The proposed loading and unloading area, parking lot and bus drop off areas will be screened from the surrounding residential areas with a mix of coniferous and deciduous trees as shown on Attachment #5. A fenced in kindergarden play area is proposed along the front of the building facing Lawford Road and the southerly portion of the lands will be utilized for a playing field. The Control Architect (John G. Williams Architect Limited) for the Block has reviewed the proposed school and is satisfied with the development.

The School Board has not provided a copy of the proposed school signage. Prior to final approval the School Board will be required to provide all signage details. A condition to this effect is included in the recommendation of this report.

The subject lands are located adjacent to Lawford Park. The Vaughan Parks Development Department is in the process of preparing construction drawings for the future neighbourhood park and has requested that the school board review the possibility of developing a connection into the Park Block. Should a pedestrian connection(s) be required, the final site plan and landscape plans must be revised to the satisfaction of the City.

The Vaughan Planning Department is satisfied with the proposed site plan, building elevations, landscaping plan and lighting plan, as shown on Attachments #3 to #5 inclusive. The final site plan, building elevations, landscaping plan, lighting plan and signage details must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has no objection to the proposal and requires that the final site grading, servicing, stormwater management, and lighting

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plans be approved by the City. In addition, a Transportation Demand Management (TDM) plan must be completed and the School Board will be required to provide a sightline analysis to ensure that the proposed lay-by parking does not cause a visual obstruction for the school buses exiting the driveway at Lawford Road to the satisfaction of the City.

The Development/Transportation Engineering Department has reviewed the Site Screening Questionnaire and Certificate, dated December 16, 2013, and based on their review of the documents, the City is satisfied with the assessed environmental condition of the subject lands and no further environmental items are required by the City.

The Development/Transportation Engineering Department advises that the City has made a commitment to work with the school boards and schools in the City of Vaughan to encourage children to travel sustainably to school. The new elementary school provides an ideal opportunity to develop a Transportation Demand Management (TDM) plan before the school opens. As such, the City and York Region will work with the new school to draft a TDM Plan and implement the action plan once the school opens.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

a) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

b) Manage Growth and Economic Well Being

The proposed development implements the City's Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2020.

Regional Implications

N/A

Conclusion

Site Development File DA.13.098 to facilitate a 2-storey, 6,227 m² elementary school with 65 parking spaces has been reviewed in consideration of the policies of the Official Plan, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context.

The Vaughan Planning Department is satisfied that the proposed development as shown on Attachments #3 to #5 inclusive, is appropriate and compatible with the existing and permitted uses in the surrounding area and conforms to the Official Plan and complies with Zoning By-law 1-88. Accordingly, the Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan

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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.)