

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 9, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

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SITE DEVELOPMENT FILE DA.15.083
YORK REGION DISTRICT SCHOOL BOARD
WARD 4 - VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.15.083 (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, 6,576m² elementary school with a day nursery and associated play areas as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to final site plan approval:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, and building elevations, in consultation with the Vaughan Parks Development Department, Building Standards Department, and the Vaughan Fire and Rescue Services Department;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final grading and servicing plan and storm water management report;
 - iii) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Solid Waste Management Division.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: to ensure sustainable development and redevelopment

- Objective 2.1 To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow the City's Consolidated Growth Management Strategy - 2031 and, by ensuring that the strategy is subject to periodic review and renewal

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

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- Bicycle racks
- Exterior LED lighting
- Heat reducing roof materials
- Low-E argon windows

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.15.083 to facilitate the development of the subject lands shown on Attachments #1 and #2, with a two-storey public elementary school and an accessory day nursery, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to construct a two-storey public elementary school with an accessory day nursery. The subject lands are zoned to permit an elementary school use. The Vaughan Development Planning Department supports the proposed development, as it conforms to the Official Plan, is permitted by Zoning By-law 1-88, and is compatible and appropriate with the existing and planned land uses.

Location

The 2.3 ha subject lands are located at the southwest corner of Farrell Road and Via Romano Boulevard, in the vicinity of Bathurst Street and Major Mackenzie Drive, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010, which permits the proposed school. The proposed development conforms to the Official Plan.

The subject lands are zoned RD4 Residential Detached Zone Four by Zoning By-law 1-88, subject to Exception 9(1385). The proposed development complies with the standards for institutional uses in Zoning By-law 1-88.

Site Plan Review

The proposed site plan, landscape plan and building elevations are shown on Attachments #3 to #5. The school site is at a higher grade than the adjacent properties and due to the existing grade, the School Board requires the chain-link fences, shown on Attachment #2, to delineate the school's playing field. To avoid double fences between the site and Clearview Park to the south, the Urban Design Division of the Vaughan Development Planning Department, the Vaughan Parks Development Department and the School Board have agreed to eliminate the proposed chain-link fence along the south property line and to also include a low seating masonry wall

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feature near the property line between the school and the park at Via Romano Boulevard, as shown on Attachments #3 and #4. The existing chain-link fence at the rear of residential lots along the west property line must remain in place.

Prior to final approval of the landscape plan by the Vaughan Development Planning Department, the Vaughan Parks Development Department must be satisfied with the low seating wall design.

The Vaughan Fire and Rescue Services Department requires the proposed development to address Building Code requirements.

The Vaughan Real Estate Department has confirmed that the development is exempt from the cash-in-lieu of parkland requirements under the Planning Act and the City's Cash-in-lieu of Parkland Policy.

The Vaughan Environmental Services Department - Solid Waste Management Division, the Zoning Section of the Building Standards Department, and the Development Engineering and Infrastructure Planning Department provided comments requesting minor revisions to the proposed plans. The revisions to the drawings will be required to be made by the applicant, prior to final approval of the Site Development application.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable city.

Regional Implications

York Region has indicated no concerns with the proposed development.

Conclusion

Site Development File DA.15.083 has been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development for a 2-storey public elementary school is appropriate and compatible with the existing and permitted uses in the surrounding area and is permitted by the Official Plan and Zoning By-law. Accordingly, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the conditions in the recommendation of this report.

Attachments

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

Report prepared by:

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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.)