

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 20, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

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**SITE DEVELOPMENT FILE DA.14.032
YORK CATHOLIC DISTRICT SCHOOL BOARD
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON 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 June 17, 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.14.032 (York Catholic District School Board) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a new two-storey elementary school as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a. the Vaughan Planning Department shall approve the final site plan, landscape plan, photometric lighting plan, pylon sign design, and building elevations;
 - b. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan, stormwater management report, and traffic impact study;
 - c. the School Board shall satisfy all waste management requirements of the Vaughan Public Works Department; and,
 - d. the School Board shall successfully obtain approval from the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report and the Committee's decision shall be final and binding, and the owner shall satisfy any conditions imposed by the Committee.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- 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

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- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

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:

- sustainable site features such as bike racks and drought tolerant planting
- sustainable building features such as: cool roofing to prevent the heat island effect; increased thermal insulation values; daylighting in all teaching spaces, and daylight and occupancy sensors in all rooms to control lighting; use of durable building materials which are produced in close proximity to the site; low E glass in all exterior windows; low water consumption plumbing fixtures; high efficiency heating boilers; and, building automation system to control HVAC systems to ensure their highest efficiency

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.14.032 to facilitate the development of a two-storey, 6,040 m² elementary school with a total of 26 classrooms, a library, a general purpose room, staff and administrative offices, and 10 future portables, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The 2.8 ha subject lands shown on Attachments #1 and #2 is located at the southwest corner of Secord Avenue and Barons Street, known municipally as 15 Secord Avenue. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Area Specific Plan “Block 61 West: Nashville Heights”, which was approved by the Ontario Municipal Board on December 2, 2013. The “Low-Rise Residential” designation permits Public Institutional Buildings including an elementary school and the lands are identified on the Block 61 Community Plan as a site for a future elementary school. Section 9.2.3.8, Building Types and Development Criteria of VOP 2010 encourages new public buildings to provide direct public access to the building, appropriately screen through landscaping all surface parking areas and to include environmental features such as a cool roof. The proposed development satisfies these development criteria, subject to the comments and recommendations included in this report. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned RD4 Residential Detached Zone Four by Zoning By-law 1-88, subject to site-specific Exception 9(1376). The proposed elementary school is a permitted use, however, the following site-specific zoning exceptions are required to facilitate this proposal:

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Table 1

	By-law Standard	By-law 1-88, RD4 Residential Detached Zone, Exception 9(1376) Requirements	Proposed Exceptions to the RD4 Residential Detached Zone, Exception 9(1376) Requirements
a.	Loading Space Requirements	Loading and unloading shall not be permitted between a building and a street	Permit loading and unloading between a building and a street (Barons Street)
b.	Minimum Width of Landscape Strip Abutting a Street (Barons Street)	6 m	3 m

Proposed Minor Variances

The loading and unloading between the proposed school and Barons Street is a result of the property having frontage on 3 streets. The proposed garbage room, accessed by an overhead door, is located on the east elevation, along the Baron's Street frontage. The School Board has proposed to conceal the overhead door with steel gates, however, the Planning Department recommends removal of this feature, as the overhead doors provide minimal screening to the street, and the area behind the gates could be utilized for the outside storage of garbage. The elevation plan has been red-lined to remove the proposed gates. The Vaughan Public Works and Planning Departments are satisfied with the location of the garbage room and associated overhead door, subject to the removal of the steel gated area.

The reduced landscape strip along Barons Street applies only to the portion of the strip located between the two access points of the circular bus driveway as shown on Attachment #4. A 3 m width is sufficient to accommodate the planting.

The Planning Department is of the opinion that the required variances are minor in nature. The School Board is required to submit a Minor Variance application and successfully obtain approval from the Vaughan Committee of Adjustment to address the variances identified in Table 1. The Committee's decision must be final and binding, and the School Board must satisfy any conditions imposed by the Committee. A condition to this effect is included in this report.

Site Plan Review

The two-storey, 6,960 m² elementary school as shown on Attachments #3 to #6 inclusive, is proposed on a lot with street frontage on three streets, being Secord Avenue to the north, Barons Street to the east and Richler Avenue to the south. The main building entrance is located on the Secord Avenue frontage. Vehicular access is provided on Secord Avenue and Baron's Street. A soccer field is proposed along the Richler Avenue frontage and a proposed neighbourhood park abuts the site to the north. The Baron's Street access leads to a circular driveway dedicated to school bus drop-off only, and also includes 11 visitor parking spaces. The main parking area contains 67 parking spaces and is located at the northwest portion of the site, accessed from Secord Avenue. Three barrier-free parking spaces and bike racks are also located in this area, as

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shown on Attachment #3. Two play areas are proposed, with the main play area at the south end of the school and a fenced-in, kindergarten play area along the west elevation. Ten future portables are also proposed on the site, located between the soccer field and the main play area, as shown on Attachment #3.

The Planning Department has reviewed the elevations as shown on Attachment #5, and requires upgrades to the elevations at the Secord Avenue and Barons Street intersection, as well as the blank walls along the south elevation (rear) in the form of additional fenestration and articulation. The subject lands are located within the Block 61 Community Plan area, and therefore, the proposed elevations are subject to the review and approval of the Block 61 Control Architect, John G. Williams Limited.

The Planning Department has reviewed the landscape plan as shown on Attachment #4, and advises that the School Board should work to enhance the pedestrian circulation by connecting the main entrance to the intersection of Barons Street and Secord Avenue, and by addressing the pinch point created at the northwest corner of the building, adjacent to the barrier-free parking spaces. The landscape plan should also be amended to coordinate landscaping and access points to the adjacent park to the north.

A pylon sign is proposed at the northeast corner of the subject lands along Barons Street. The details of a standard School Board pylon sign are shown on Attachment #6. The future sign will incorporate the specific name and address information for the proposed school.

The Vaughan Planning Department will continue to work with the School Board to finalize the details of the site plan and requested changes to the building elevations and landscape plan. The final site layout, building elevations, landscape plan, and sign details must be addressed to the satisfaction of the Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

a) Sanitary/Storm/Water Servicing and Stormwater Management

A site servicing and grading plan and a stormwater management report must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

b) Noise Study and Mitigation Measures

The site is located within 2000 metres of the CP Intermodal Yard, and therefore, a noise study and measures to mitigate any adverse effects from noises identified, must be reviewed to the satisfaction of the Development/Transportation Engineering Department, in consultation with the Ministry of Environment and CP Rail. The School Board must take appropriate measures to mitigate any adverse effects from noise that are identified.

c) Sustainable Transportation

Pedestrian and Accessibility Comments

1. Sidewalks through all accesses on Barons Street and Secord Avenue should continue at-grade across the driveway entrance to provide for through pedestrian movement, slow vehicles, and make it clear to motorists that sidewalk users have the right-of-way.

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2. Extra wide pedestrian walkways (i.e. 2.4m) are recommended for schools as they are high pedestrian areas. This is consistent with the Ontario Provincial Standard Drawing 310.010 for Concrete Sidewalks, which states, “sidewalk shall be increased to 2.4m at schools” (November 2005).

Bicycle Parking

3. According to the City of Vaughan's Draft Parking Standards Report (March 2010), 0.4 bike parking spaces should be provided per 100m² of gross floor area (GFA) of the building. Therefore, approximately 24 bike parking spaces are required. Bike parking should be provided close to the Principal's office/main entrance, as this tends to be a secure location. Bike parking should consist of bike stands, preferably sheltered and should be easily accessible and highly visible by the students. Bike parking should be no more than 15 m from a building entrance.

Transportation Demand Management (TDM)

4. The City of Vaughan has made a commitment to work with school boards and schools in Vaughan to encourage children to travel sustainably to school. This new elementary school provides an ideal opportunity to develop a Transportation Demand Management (TDM) plan before the school opens, which would ensure the best possible outcome. As such, the City of Vaughan will work with the new school to draft a TDM Plan and implement the action plan once the school opens.

The Traffic Impact Study must be approved by the Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works Department

The School Board has submitted the Waste Collection Design Standards Submission (WCDSS) in support of the development, and must be approved by the Vaughan Public Works Department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- i) Lead & Promote Environmental Sustainability
The School Board will be incorporating the sustainable site and building features identified in this report.
- ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set out in Vaughan Official Plan 2010.

Regional Implications

The subject lands are located internal to the subdivision, and therefore there are no Regional implications.

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Conclusion

Site Development File DA.14.032 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, and the area context. The Vaughan Planning Department is satisfied with the proposed elementary school development as discussed in this report, which conforms to the Official Plan and is a permitted use by Zoning By-law 1-88, subject to the School Board successfully obtaining the required variances from the Vaughan Committee of Adjustment. 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. Landscape Plan
5. Building Elevations
6. Pylon Sign Details

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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.)