

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

Item 17, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 17, 2013.

**17**

**SITE DEVELOPMENT FILE DA.13.010**  
**YORK REGION DISTRICT SCHOOL BOARD**  
**WARD 4 – VICINITY OF BATHURST STREET AND VALLEY VISTA DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 3, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.010 (York Region District School Board) BE APPROVED, to permit the development of a new two storey public elementary school, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan and landscape plan, and building elevations if necessary, shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing plan grading plan, stormwater management brief, and traffic study shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the Owner shall satisfy all waste management requirements of the Vaughan Public Works Department; and,
    - iv) the Owner shall satisfy all requirements of the Vaughan Parks Development Department.

**Contribution to Sustainability**

The application implements the following Goal and Objectives 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.
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

In accordance with the goal and objectives 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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- i) Low 'E' argon filled double glazed glass
- ii) White ballast roof to reduce heat island effect
- iii) Occupancy sensors installed in all office, classrooms, storage rooms, gymnasium and large main washrooms
- iv) Exterior LED pole and wall mounted luminaires complete with photocell control
- v) Demand control ventilation (CO2) for gym and multi-purpose room air handling unit

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted Site Development File DA.13.010 for the subject lands shown on Attachments #1 and #2, to permit a new two storey, 6,248.8 m<sup>2</sup> public elementary school. The proposed school will include 27 classrooms, a gymnasium, a library, a 399 m<sup>2</sup> outdoor kindergarten play area, and the future location of 6 portable classrooms as shown on Attachments #3 to #5.

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

##### **Location**

The 2.23 ha vacant site shown on Attachments #1 and #2 is located on the east side of Ilan Ramon Boulevard, south of Valley Vista Drive, within the Block 11 Community Plan. The surrounding land uses are shown on Attachment #2.

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

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Carrville – Urban Village 2) and is identified in the Block 11 Community Plan as a site for a future public elementary school. The property is designated "Low Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012 and approved, in part, by the Ontario Municipal Board on July 23, 2013). The low rise designation permits institutional uses, and as such, the proposed elementary school conforms to this Official Plan.

The subject lands are zoned RD4 Residential Detached Zone Four by Zoning By-law 1-88. The proposed elementary school is permitted and complies with Zoning By-law 1-88.

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

The proposed two storey 6,248.8 m<sup>2</sup> public elementary school shown on Attachments #3 to #5, will be finished with brick veneer, architectural block, and spandrel glass. The elementary school will have 27 classrooms, a gymnasium, a library and an office area. A 399 m<sup>2</sup> fenced outdoor kindergarten play area is proposed along the south side of the building. The main entry is proposed on the west elevation facing Ilan Ramon Boulevard, which provides direct access to the proposed bus drop-off area. Two entry/exit doors are proposed along the north elevation, providing students with access to the asphalt play area.

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A circular interlock outdoor teaching area with eight limestone block benches is proposed northeast of the school building. The proposal also includes an area to the east of the school for the future location of six portable classrooms. A pylon sign is proposed along Ilan Ramon Boulevard as shown on Attachment #6.

The Vaughan Development Planning Department is satisfied with the proposed building elevations as shown on Attachment #5, and the pylon sign shown on Attachment #6, and will continue to work with the Owner to finalize the details of the site plan and landscape plan in consideration of the comments from the other City departments as provided later in this report. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development/Transportation Engineering Department

##### a) Servicing/Grading/Stormwater

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

##### b) Transportation Engineering

The Transportation Engineering Section has reviewed the Traffic Study dated April 2013 (updated June 2013) by Genivar.

The proposed elementary school is expected to accommodate 450 students. The subject site is proposed to be served by three driveways from Ilan Ramon Boulevard. The north and south driveway provides access to the school bus drop-off/pick-up area (north driveway for inbound and south driveway for out bound traffic movements). A separate driveway is proposed to safely separate the bus activities from the personal vehicle pick-up/drop-off and parking activities. As per the Traffic Impact Study, the proposed development is expected to generate approximately 333 vehicles per hour (vph) two-way trips during the morning peak period and 216 vph two-way trips during the afternoon peak period.

The study concludes that the development's driveways and surrounding intersections will operate at an acceptable level of service under future total traffic conditions during both peak periods. Development/Transportation Staff concurs with the overall study and methodology and accept the conclusions and recommendations.

The study recommends removal of significant number of existing trees in the vicinity of the driveways to ensure unobstructed view at the driveways. It is therefore recommended that a revised landscape plan specifying existing tree removal (or possible re-location) be provided to the Development Planning Department and Parks Development Department for review and approval.

The applicant is currently working with the Vaughan Development/Transportation Engineering Department, Development Planning Department and Parks Development Department to address the above concerns.

##### c) Sustainable Transportation

##### Active Transportation

1. To encourage walking to and from the school site, there should be ample availability of safe and continuous on-site walkways and crosswalks, and convenient access points.

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- a) An additional walkway is recommended to connect the main entrance to the Ilan Ramon Boulevard sidewalk. Instead of painted crosswalk lines outside the main entry, an enhanced crosswalk is recommended across the bus drop off (e.g. sidewalk extension, textured pavement, or thermoplastic markings).
  - b) The concrete sidewalk should continue across the loading bay.
2. 25 short term cycle parking spaces are recommended for students as per the Draft Parking Standards Report (March 2010). Short term parking should consist of bike racks, preferably sheltered. Rack areas should be easily accessible (no more than 15m from a building entrance), and visible from the office if possible.

#### Transportation Demand Management (TDM)

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

The Owner is currently working with the Vaughan Development/Transportation Engineering Department to address the above concerns.

#### Vaughan Parks Development Department

All proposed grading works along the edge of the proposed park block (Pioneer Park) shall meet and match the proposed subdivision design grades. The proposed park block is currently planned for construction in the summer of 2013. All proposed grading works have been reviewed and approved by the block engineer for storm water conveyance, overland flow and general site grading. All proposed grading works on the school site shall meet and match the final park grading works, as required.

The applicant is currently working with the Vaughan Parks Development Department to address the above concerns. A condition to this effect is included in recommendation of this report.

#### Vaughan Public Works Department

The Vaughan Public Works Department has requested minor revisions to the site plan. The Owner must show the waste collection access route, loading area, and the internal storage room layout.

The Owner is working with the Vaughan Public Works Department to address these concerns. A condition to this effect is included in 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 Owner will be incorporating the sustainable site and building features identified in this report.

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ii) Manage Growth and Economic Well Being

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 Region of York Transportation Services Department has reviewed this application and have no comments or objections.

**Conclusion**

The Vaughan Development Planning Department has reviewed the Site Development Application in accordance with OPA #600, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed public elementary school is appropriate and will serve the needs of the existing surrounding community. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.010, 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

**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.)