

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 15, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

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**SITE DEVELOPMENT FILE DA.13.044
YORK CATHOLIC DISTRICT SCHOOL BOARD
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD ROAD**

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 24, 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.13.044 (York Catholic District School Board) BE APPROVED, to permit the development of a new two storey Catholic elementary school, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
 - a) the final site plan, landscape plan, landscape cost estimate, and building elevations, shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - b) the final site servicing and grading plan, erosion and sediment control plan, photometric lighting plan, stormwater management report, traffic impact study and noise impact study, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department; and,
 - c) the School Board shall satisfy all waste management requirements of the Vaughan Public Works Department.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: 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
- 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
- Objective 3.3: 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 Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- i) A high performance building envelope design incorporating passive features like external solar shading and high performance glazing along with a highly durable masonry 'skin' of brick, stone and architectural concrete block;
- ii) Mechanical/plumbing energy efficiency features such as low flow fixtures, tankless gas fired water heaters, fully modulating low-temperature condensing boilers and energy recovery wheels;
- iii) Power/lighting energy efficiency features such as energy efficient lighting, and lighting controlled through occupancy sensors; and,
- iv) Sustainable site features such as bike racks (to discourage car use and promote an active lifestyle) and native plant material.

The Owner has further advised that they have conducted an Energy Design and Building Modeling analysis and the proposed Catholic elementary school design exceeds the Model National Energy Code for Building (MNECB) standards by 44.7%.

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.13.044 for the subject lands shown on Attachments #1 and #2, to facilitate the development of a new two-storey Catholic elementary school with a total Gross Floor Area (GFA) of 6,553 m². The proposed school, which is to open in September 2014, will feature a total of 31 classrooms, and will include a gymnasium, a library/resource centre, a 381.8 m² outdoor kindergarten play area that is fully enclosed by a 1.5 m high black vinyl chain link fence, 10 future portables, and a pylon sign, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The 2.432 ha subject lands are located on the northwest corner of Chatfield Drive and Lawford Road, north of Major Mackenzie Drive, within the Block 40 Community Plan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Vellore Urban Village 1) and are identified on the Block 40 Community Plan as a site for a future elementary school. The proposed elementary school conforms to the policies of the in-effect Official Plan.

The subject lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified

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September 27, 2011, March 20, 2012 and April 17, 2012, and further modified and endorsed by Regional Council on June 28, 2012) and approved, in-part, by the Ontario Municipal Board on July 23, 2013. The “Low-Rise Residential” designation permits institutional uses, such as elementary schools, and therefore, the proposal conforms to the policies of VOP 2010.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three by Zoning By-law 1-88, subject to site-specific Exception 9(1291). The proposed Catholic elementary school is permitted by and complies with Zoning By-law 1-88.

Site Plan Review

The proposed two-storey 6,553 m² Catholic elementary school, shown on Attachments #3 to #5, will be constructed with red and cream brick, simulated masonry, architectural and decorative masonry, and clear anodized aluminum windows, with an aluminum cross on the simulated masonry feature wall. There are two proposed feature walls on the east elevation of the proposed Catholic school. The feature walls will provide an interesting break in the architecture of the school and will be visually appealing. The main entrance to the school is located at the southeast corner, and maintains a direct pedestrian access from the intersection of Lawford Road and Chatfield Drive. An asphalt play area is located north of the proposed school and a fenced, medium duty asphalt kindergarten play area is located south and west of the proposed school, as shown on Attachment #3. The kindergarten play area will be fully enclosed by a 1.5 m high black vinyl chain link fence with a dedicated access from the school.

The school will be accessed by two driveway entrances, one on Lawford Road and one on Chatfield Drive. The entrance from Lawford Road will be a dedicated one-way, circular entrance for school bus drop-off and visitor parking only. A school bus drop-off point will be clearly marked with pavement markings and will be located adjacent to the concrete walkway entrance for the school to ensure safe pedestrian movement and access. The proposed visitor parking supply will provide a total of 19 parking spaces located along the east property line. The entrance from Chatfield Drive will be a full movement entrance with access to a marked car drop-off point for students and the staff parking area. There will be 66 staff parking spaces in total, located along the south end of the subject lands. A total of 27 bike parking spaces will be provided, located close to the main entrance of the proposed school, as shown on Attachment #3.

The proposed Catholic elementary school includes an area to the west of the school, in the asphalt play area, dedicated for the future location of ten portable classrooms. The portable classrooms will require future approval prior to the issuance of a building permit for these structures. A pylon sign is proposed at the southeast corner of the subject lands, along Chatfield Drive, as shown on Attachment #3. The details of the pylon sign are shown on Attachment #6.

There are two proposed loading spaces to be located at the northeast corner of the school, as shown on Attachment #3. The Owner has advised that the loading area will be accessed through a shallow rolled curb (which is approximately 50 mm in height) at the north location of the marked bus drop-off, after which the grade of the concrete walkway will meet the grade of the loading area. The loading vehicles will proceed over the rolled curb onto the loading area. As the access is through the proposed bus drop-off area, the School Board has advised that the times for student drop-off and loading/garbage pick-up operations will always be staggered to ensure the activities will not overlap and the bus drop-off area will remain unencumbered by loading/garbage pick-up operations during school hours.

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The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan, building elevations and pylon sign as shown on Attachments #3 to #6, and will continue to work with the Owner to finalize the details of the proposal and address further issues discussed below. These plans must be finalized to the satisfaction of the Development 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

The School Board has submitted a site servicing and grading plan and a stormwater management report, prepared by Valdor Engineering Inc., 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) Photometric Lighting

The School Board has submitted a photometric lighting plan, prepared by MMM Group Ltd., which has been deemed acceptable by the Vaughan Development/Transportation Engineering Department. However, the Vaughan Development/Transportation Engineering Department has requested the Owner to revise the submitted photometric lighting plan to show the Electrical Consultant's Engineer contact information. This final plan must be approved by the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

c) Transportation Engineering

The Transportation Engineering section has reviewed the Site Plan, prepared by Snyder Architects Inc., and the Traffic Impact Study, prepared by MMM Group Ltd.

Site Plan

1. To help improve site accessibility and sidewalk continuity, curb depressions and pedestrian sidewalk connections to existing municipal sidewalks shall be provided; and,
2. Any existing municipal sidewalk through a driveway needs to be replaced with heavy duty 200 mm thick sidewalks as per the City of Vaughan's Standard Drawing E-1.

Traffic Impact Study

3. In order to ensure the provision of safe and efficient traffic movement on City of Vaughan Roads, the proposed access to Lawford Road should be aligned with the adjacent City of Vaughan Road (Gorman Avenue).

d) Sustainable Transportation

Pedestrian and Accessibility Comments

1. Sidewalks through all accesses on Lawford Road and Chatfield Drive 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; and,
2. Additional curb depression is recommended for the pedestrian walkway connecting the car drop-off to the school entrance.

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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 GFA. Therefore, approximately 27 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 Catholic 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 and York Region will work with the new school to draft a TDM Plan and implement the action plan once the school opens.

The School Board is currently working with the Vaughan Development/Transportation Engineering Department to address the above concerns. Further, the School Board has recently submitted a revised Site Plan and Traffic Impact Study which addresses these issues, including those noted above in the Transportation and Sustainable Transportation sections of the report. The Development/Transportation Engineering Department must confirm these details have been addressed and approve the final Traffic Impact Study. A condition to this effect is included in the recommendation of this report.

Vaughan Public Works Department

The Vaughan Public Works Department has reviewed the submission made by the School Board and has advised that the proposal provided meets the requirements of the Public Works Department. However, the School Board must revise the Waste Collection Design Standards Submission (WCDSS) form to show the appropriate refuse bins as shown on Snyder Architect Drawing #A1-2. A condition to this effect is included in the recommendation of this report.

Bell Canada

Bell Canada has reviewed the School Board's submission for a new two-storey Catholic elementary school. The Owner is advised that prior to commencing any work within the proposal, the School Board must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the School Board is advised that the School Board may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the School Board elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the School Board shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services). Bell Canada further advises of the following:

- a) Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line; and,

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- b) Bell Canada requires the School Board to provide a 4" subduct from MTR to property line. A 4'x8' back board will be required within MTR.

Control Architect

The subject lands are located within the Block 40 Community Plan area, and therefore, any proposed development is subject to the review of the Block 40 Control Architect, John G. Williams Limited. The Control Architect has reviewed the proposed development and has not identified any issue with the design of the proposed two-storey Catholic elementary school.

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.

- ii) Manage Growth and Economic Well Being

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

Regional Implications

The Region of York Transportation and Community Planning Department has reviewed this application and has no comments, objections or conditions for approval.

Conclusion

The Vaughan Development Planning Department has reviewed the Site Development Application in accordance with OPA #600, Zoning By-law 1-88, comments from City Departments and external Public Agencies, and the area context. The Development Planning Department is satisfied that the proposed Catholic elementary school is appropriately designed, and will integrate and serve the needs of the surrounding community. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.044, 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 Details

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.)