

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 16, 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.

**16** **SITE DEVELOPMENT FILE DA.13.106**  
**YORK REGION DISTRICT SCHOOL BOARD**  
**WARD 4 - VICINITY OF PETER RUPERT AVENUE AND MAJOR MACKENZIE DRIVE**

**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.13.106 (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, 3,775 m<sup>2</sup> 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, and building elevations; and,
  - b) the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, and stormwater management report.

**Contribution to Sustainability**

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.4: To ensure efficient and appropriate use of potable water in City facilities

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

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

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:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

#### **Item 16, CW Report No. 18 – Page 2**

- bike racks to promote cycling as an alternative to motor vehicles
- LED exterior light standards controlled with light sensors and building automation scheduling
- infrared sensors and low-flow water fixtures
- double glazed low “E” glass windows
- low emitting adhesives and sealants, paints, coatings and carpets
- high efficiency boilers and motors with variable speed drives
- recycled materials such as steel, concrete and drywall

#### **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.13.106 (York Region District School Board) to permit the development of a two-storey, 3,775 m<sup>2</sup> elementary school, as shown on Attachments #3 to #6 inclusive.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located at the southwest corner of Peter Rupert Avenue and Petticoat Road, south of Major Mackenzie Drive and municipally known as 550 Peter Rupert Avenue, City of Vaughan. 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 RD4 Residential Detached Zone Four by Zoning By-law 1-88, and is subject to Exceptions 9(1232) and 9(1235). Institutional uses are permitted in all zones, including the proposed school. The proposed development complies with all applicable standards of Zoning By-law 1-88.

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

The School Board is proposing to develop the 2.5 ha site with a two-storey, 3,775 m<sup>2</sup> elementary school as shown on Attachments #3 to #6 inclusive. Jack Pine Park is located to the west of the subject lands. A staff parking area is proposed with 80 parking spaces together with a student drop-off lane. A one-way drop-off/pick-up route for buses entering the site from Petticoat Road and exiting onto Peter Rupert Avenue is proposed, as shown on Attachment #3. Two barrier-free parking spaces are located in proximity to the main entrance of the school. Asphalt play areas are proposed to the south and west of the proposed school. A pedestrian connection from the asphalt play area to the existing pathway in Jack Pine Park is also proposed, as highlighted on

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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Attachment #3. The final details of the proposed pedestrian connection must be approved by the Parks Development Department. The balance of the subject lands will be used as a sodded play area. A 2.6 m x 2.5 m dual facing pylon sign is proposed on the northeast portion of the subject lands, as shown on Attachments #3 and #6.

The proposed building elevations are shown on Attachment #5. The east elevation facing onto Peter Rupert Avenue includes the main entrance with a roof canopy and additional glazing at the second floor level. As the proposed building is located on a corner lot, the Planning Department recommends that the building elevations along Peter Rupert Avenue (east) and Petticoat Road (north) be enhanced in specific areas to respond to the street frontage, as highlighted on Attachment #5. Additional façade treatments, including on the west elevation (facing Jack Pine Park) are also recommended to further articulate the building elevations. The Planning Department has discussed these enhancements with the School Board, who have agreed to work with staff to address the details as part of the final building elevations, to the satisfaction of Planning staff.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. A retaining wall is proposed along the north side of the sodded play area as shown on Attachment #3. To date, the School Board has not provided the elevation details for the retaining wall. Given the exposure of this wall to Jack Pine Park, the final landscape plans will be reviewed to determine if screening of the retaining wall will be required.

The Planning Department will continue to work with the School Board to finalize the details of the proposal. The Planning Department must approve final site layout, building elevations, and landscape plan. Conditions to this effect are included in the recommendation of this report.

#### **Vaughan Development/Transportation Engineering Department**

The School Board has submitted a site servicing and grading plan, and a stormwater management report, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering 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:

- 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 Growth Management Strategy as set in Vaughan Official Plan 2010.

#### **Regional Implications**

The subject lands are located at the corner of two internal City roads (Peter Rupert Avenue and Petticoat Road). There are no Regional implications resulting from this application.

#### **Conclusion**

Site Development File DA.13.106 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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Planning Department is satisfied with the proposed elementary school development as discussed in this report, which conforms to the Official Plan and complies with the Zoning By-law. Accordingly, the Planning Department can support the approval of the Site Development Application, 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:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

(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.)

**COMMITTEE OF THE WHOLE APRIL 29, 2014**

**SITE DEVELOPMENT FILE DA.13.106  
YORK REGION DISTRICT SCHOOL BOARD  
WARD 4 - VICINITY OF PETER RUPERT AVENUE AND MAJOR MACKENZIE DRIVE**

**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.13.106 (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, 3,775 m<sup>2</sup> elementary school, as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
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**Contribution to Sustainability**

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- recycled materials such as steel, concrete and drywall

## **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.13.106 (York Region District School Board) to permit the development of a two-storey, 3,775 m<sup>2</sup> elementary school, as shown on Attachments #3 to #6 inclusive.

## **Background - Analysis and Options**

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#### **Regional Implications**

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#### **Conclusion**

Site Development File DA.13.106 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments 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 complies with the Zoning By-law. Accordingly, the Planning Department can support the approval of the Site Development Application, 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:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG





## Context Location Map

Location: Part of Lot 20,  
Concession 3

Applicant:  
York Region District School Board



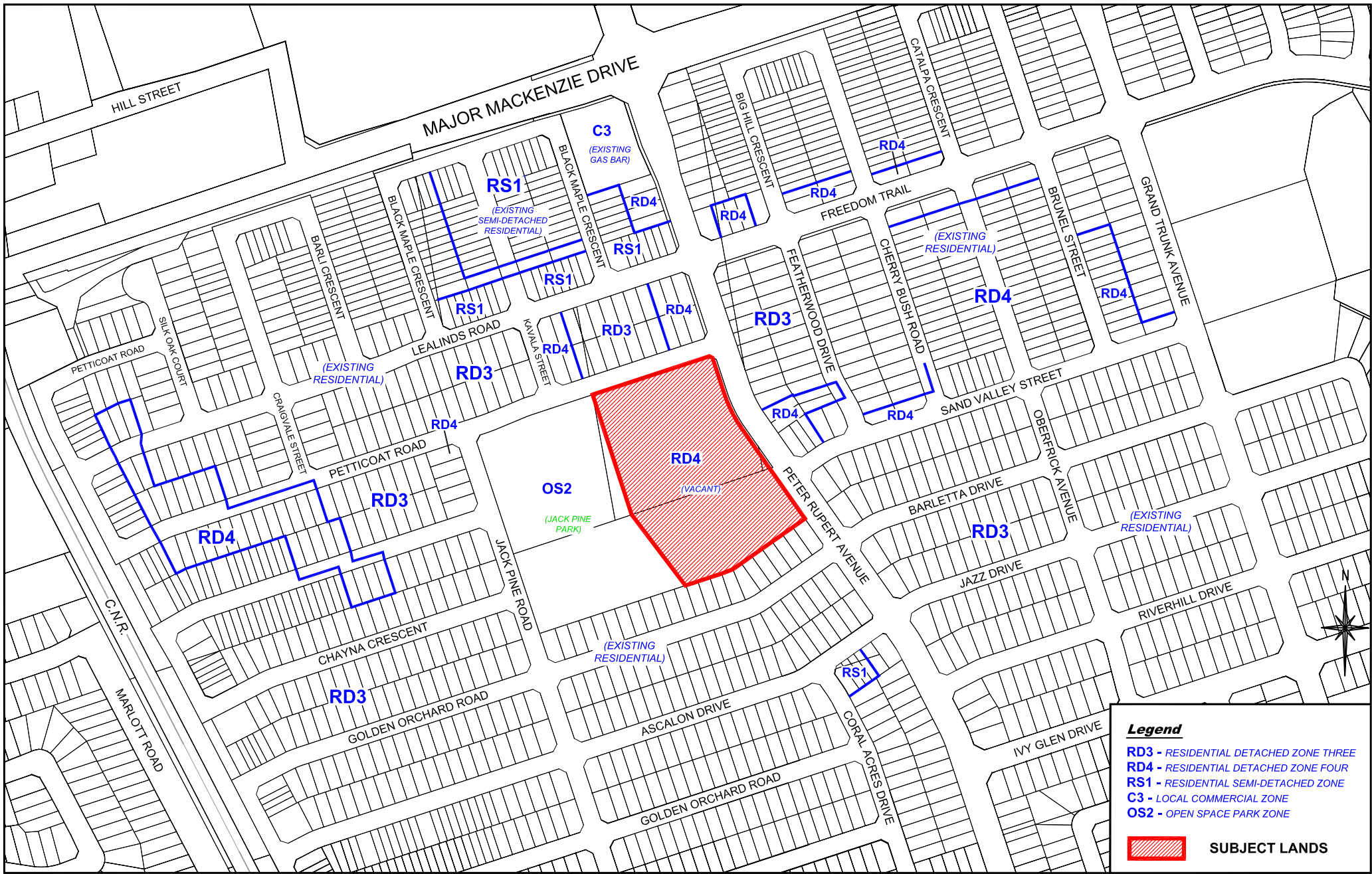
## Attachment

File: DA.13.106

Not to Scale

Date: April 29, 2014

1



## Location Map

Location: Part of Lot 20,  
Concession 3

Applicant:  
York Region District School Board



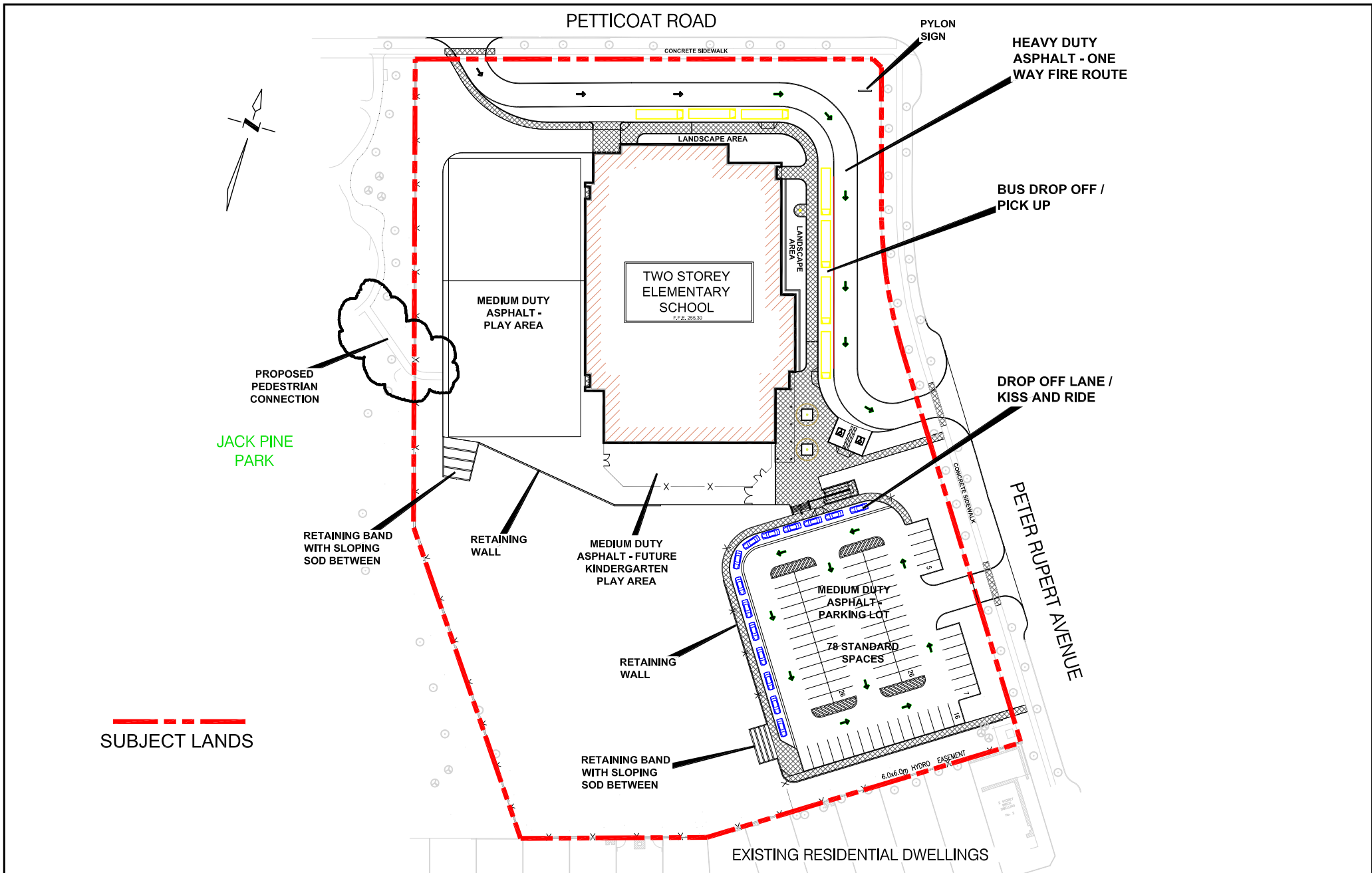
## Attachment

File: DA.13.106

Not to Scale

Date: April 29, 2014

2



# Site Plan

Location: Part of Lot 20,  
Concession 3

Applicant:  
York Region District School Board

N:\DFT\1 ATTACHMENTS\DA\da.13.106.dwg



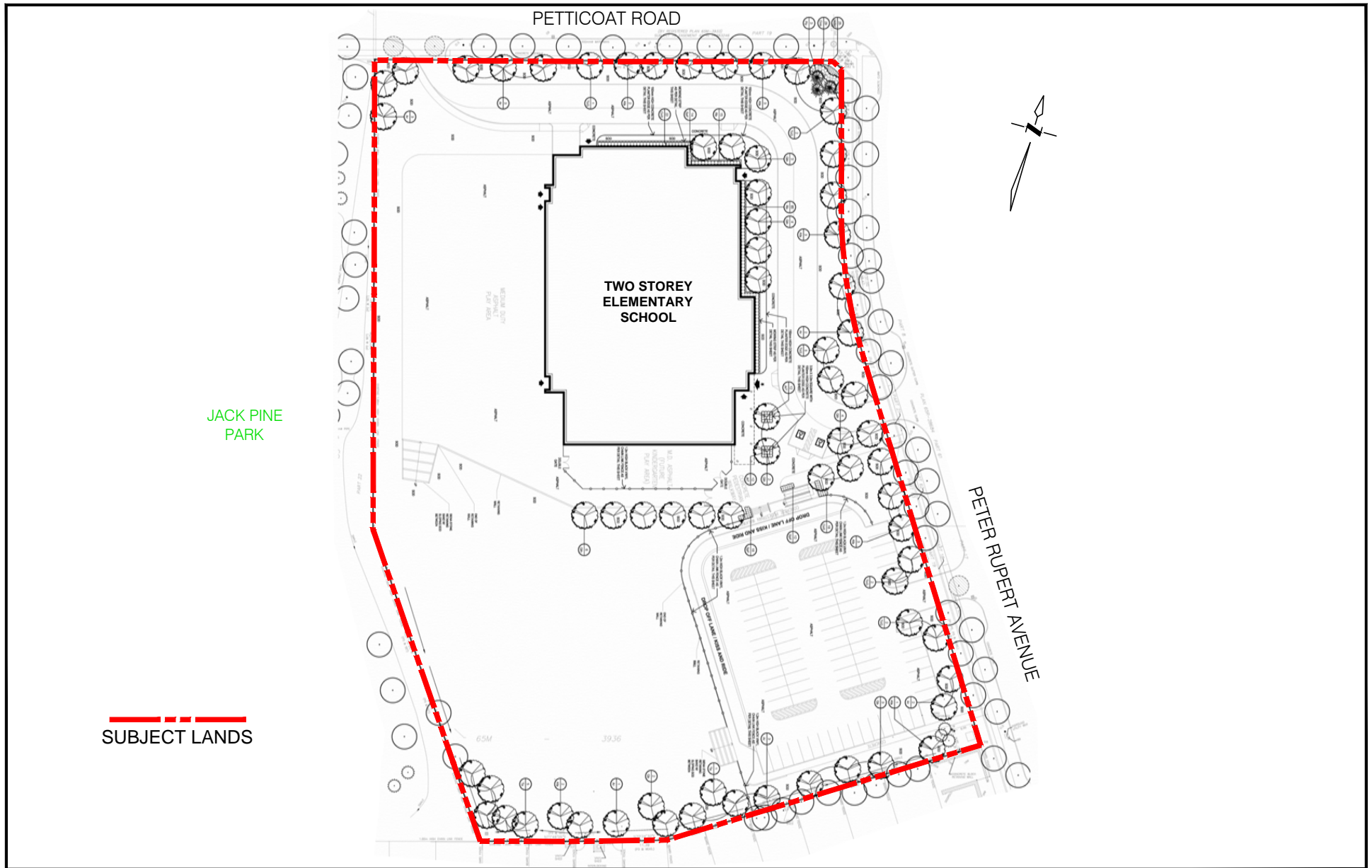
# Attachment

File: DA.13.106

Not to Scale

Date: April 29, 2014

3



# Landscape Plan

Location: Part of Lot 20,  
Concession 3

Applicant:  
York Region District School Board

N:\DFT\1 ATTACHMENTS\DA\da.13.106.dwg



# Attachment

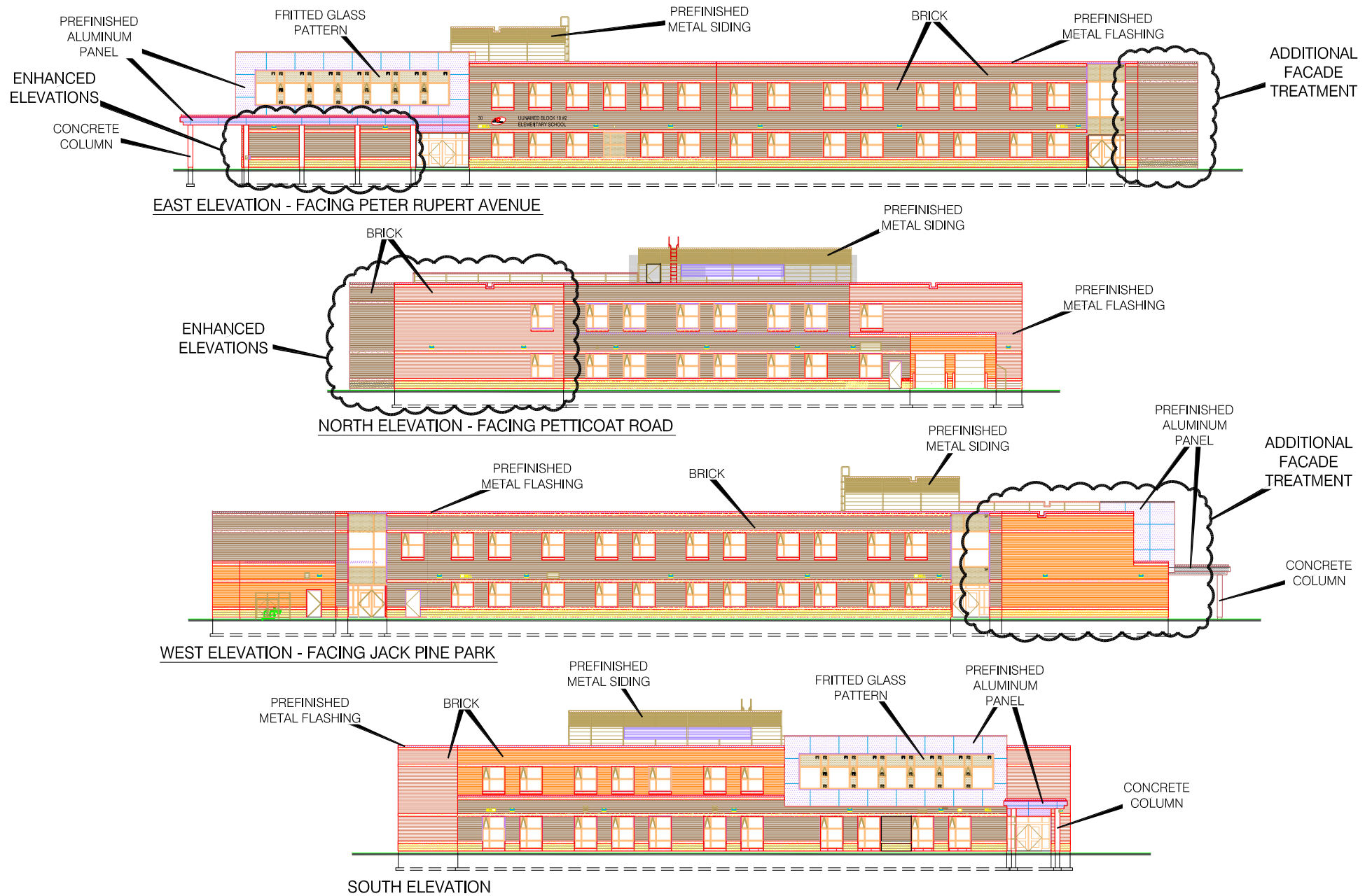
File: DA.13.106

Not to Scale

Date: April 29, 2014

4





# Elevation Plan

Location: Part of Lot 20,  
Concession 3

Applicant:  
York Region District School Board

N:\DFT\1 ATTACHMENTS\DA\da.13.106.dwg



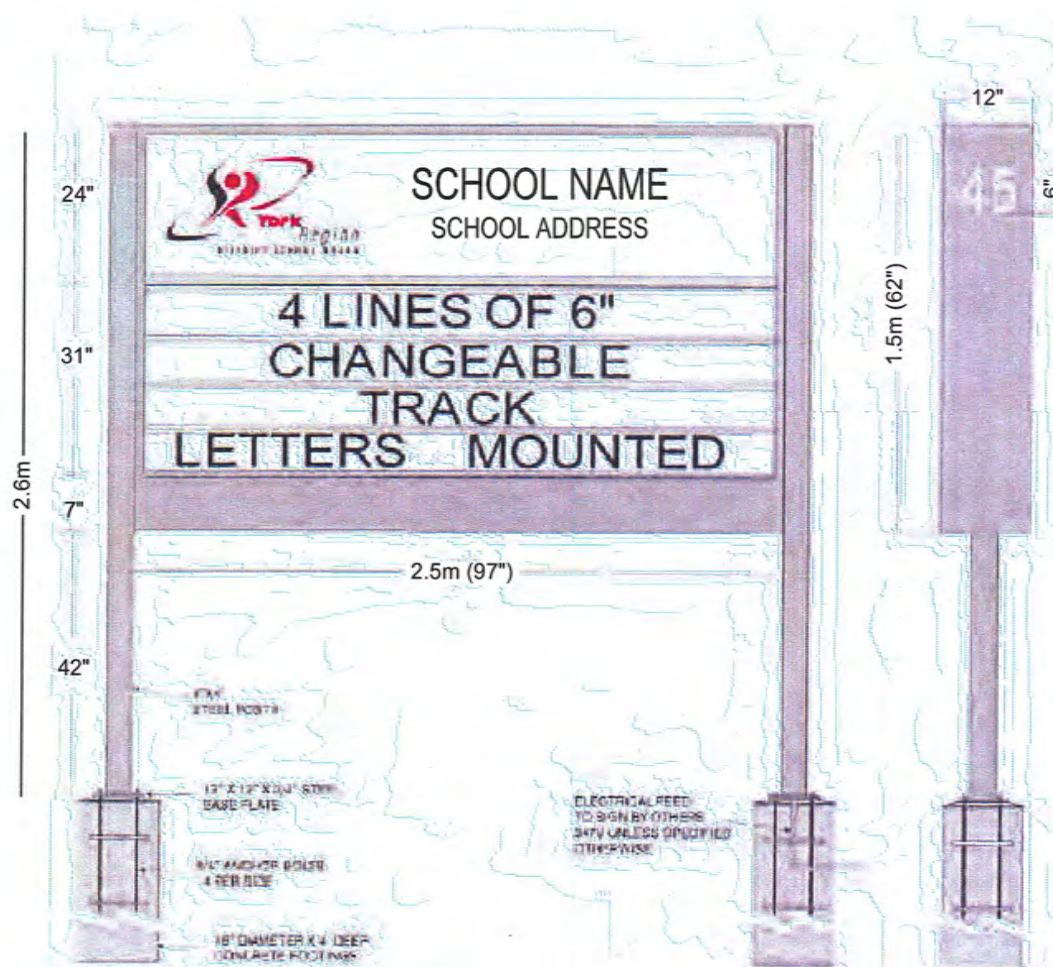
# Attachment

File: DA.13.106

Not to Scale

Date: April 29, 2014

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DESIGN WIND PRESSURE IS 27 PSF  
 ALL ROLLED SECTIONS & PLATE  
 TO CSA G40 21-44W  
 HSS TO CSA G40.21-50W  
 ANCHOR BOLT MIN. YIELD 44ksi  
 MOUNTING BOLTS TO SAE GRADE 2  
 ALL WELDS AND WELDING PER CSA W59  
 & WELDERS CERTIFIED UNDER W47  
 CONCRETE TO BE 25MPa @ 28 DAYS  
 SOIL TO BE MOIST TO DRY WITH A BEARING  
 CAPACITY OF 3000 PSF & A PASSIVE LATERAL  
 RESISTANCE OF 200 PSF/FT (POUR AGAINST  
 UNDISTURBED SOIL)

NOTES:  
 COLOUR OF SIGN CABINET, FRAMES  
 & POSTS TO BE SILVER  
 GRAPHICS ON TOP SECTION TO BE  
 BLACK & RED A9340-T VINYL ON WHITE ACRYLIC  
 READ-O-GRAPH SECTION TO HAVE  
 TOP-HINGED CLEAR LEXAN COVERS  
 VOLTAGE TO BE 347V UNLESS SPECIFIED  
 OTHERWISE  
 SIGN TO BE INSTALLED IN CONCRETE  
 FOOTINGS - 15" DIAM. MIN. 48" DEEP

# Pylon Sign

Location: Part of Lot 20,  
 Concession 3

Applicant:  
 York Region District School Board

N:\DFT\1 ATTACHMENTS\DA\da.13.106.dwg



# Attachment

File: DA.13.106

Not to Scale

Date: April 29, 2014

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