

Committee of the Whole (1) Report

DATE: Tuesday, June 09, 2020

WARD(S): 3

**TITLE: CONSEIL SCOLAIRE CATHOLIQUE MONAVENIR
SITE DEVELOPMENT FILE DA.20.005
200 ABERDEEN AVENUE
VICINITY OF LANGSTAFF ROAD AND PINE VALLEY DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.005 (Conseil Scolaire Catholique MonAvenir) for the subject lands shown on Attachment 2. The Owner proposes the redevelopment of the subject lands with a 2-storey, 6,852 m² secondary school including a day nursery and associated play areas, as well as a training facility, as shown on Attachments 3 to 6.

Report Highlights

- The Owner is proposing to construct a new 2-storey, 6,852 m² secondary school including a day nursery and associated play areas
- The Development Planning Department supports the approval of the Site Development Application as the development is consistent with Provincial policies, conforms to the York Region Official Plan 2010 and Vaughan Official Plan 2010, is permitted by Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area

Recommendations

1. THAT Site Development File DA.20.005 (Conseil Scolaire Catholique MonAvenir) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to facilitate the development of a two-storey, 6,852 m² secondary school with a day nursery and associated play areas.

Background

The 2.03 ha subject lands (the 'Subject Lands') shown on Attachment 2 are municipally known as 200 Aberdeen Avenue and located on the north side of Aberdeen Avenue, west of Ansley Grove Road.

The Subject Lands were previously owned by the York Catholic District School Board ('YCDSB') and occupied by St. Francis of Assisi elementary school. St. Francis of Assisi elementary school was closed and YCDSB sold the Subject Lands. A demolition permit for the existing school was issued by the Building Standards Department in August 2019 and has since been demolished.

The Development Planning Department on January 2, 2020, received an email regarding the demolition of St. Francis of Assisi School from the Carrying Place Ratepayers Association ('CPRA') and the future development proposal as follows:

- a) The CPRA was not notified of the demolition of the school or the proposed Development

Response: Notification of a school closing or its demolition is not the responsibility of the City of Vaughan and should be undertaken by the School Board. A public school is permitted as-of-right under the in-effect Zoning By-law 1-88 for the subject lands. An Official Plan or Zoning By-law Amendment application is not required to facilitate the development, only a Site Development Application is required. The *Planning Act* does not include notification requirements for a Site Development Application. Therefore, the City does not provide notice for any Site Development application. The Application (File DA.20.005) was circulated electronically on February 13, 2020, to internal City departments and external agencies. No Ratepayer group was circulated as none are registered in this neighbourhood with the Office of the City Clerk. The application and the supporting documents can be accessed at: (<https://maps.v Vaughan.ca/planit/>). In addition, the Council approved Notice Signs Procedures and Protocol does not require a sign to be installed on the subject property for a Site Development Application.

b) Construction start and end times

Response: The City of Vaughan Noise By-law 062-2018 applies to the construction of the school. Construction work is only permitted between the hours of 7 a.m. and 7 p.m., Monday through Saturday, and not permitted on Sunday or statutory holidays.

c) Roads and sidewalks in the surrounding area be kept clear and clean

Response: The Owner will be required to enter into a Site Plan Letter of Undertaking ('LOU') between the City and the Owner. The LOU includes the following clauses: "The Owner shall maintain all roadways, sidewalks, ditches, catch-basins, watermain, storm and sanitary sewers adjacent to the Lands clean and free from disturbance and damages by site development operations during the construction of services and buildings. The Owner shall also install and maintain paved construction access to the Lands. Any sidewalk adjacent to the Lands shall be maintained in a safe and useable condition by the Owner for the duration of the construction." In the event sidewalks are dirty, damaged, or otherwise occupied by construction activity, residents can contact Access Vaughan to file a complaint for City of Vaughan By-law and Compliance, Licensing and Permit Services staff to investigate.

d) Are any minor variances required with the development?

Response: No minor variances are required to permit the Development.

e) An analysis of the home's foundations abutting the Development should be undertaken as there will be heavy machinery close to existing homes

Response: The proposed building envelope of the school is located a minimum of 30 m from the rear lot line of adjacent residential properties. No risks to adjacent residential foundations were identified in the Geotechnical Report or Supplementary Geotechnical Report by McClymont & Rak Engineers Inc. (dated January 2019 and September 2019) submitted to the City. Staff are satisfied that the Development will not affect the foundations of nearby homes.

A Site Development Application has been submitted to permit the development

The Conseil Scolaire Catholique MonAvenir (the 'Owner') has submitted Site Development File DA.20.005 (the 'Application') to permit the development of a secondary school on the Subject Lands. The school has a total Gross Floor Area ('GFA') of 6,852 m² and includes an accessory day nursery and associated play areas, and a training facility on the second floor for teaching staff and administrators, (the 'Development'), as shown on Attachments 3 to 6.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development is consistent with the policies of the PPS, specifically Sections 1.1.1, 1.1.3, 1.1.3.1, 1.1.3.2, and 1.6. The Subject Lands are located within a defined settlement area by the PPS. The Development is consistent with the Settlement Areas policies of the PPS as it utilizes existing servicing and infrastructure on lands previously occupied by an elementary school. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, a range and mix of housing types. The Growth Plan encourages population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. Section 3(5) of the *Planning Act* requires Council's planning decisions to conform to the Growth Plan.

The Subject Lands are located within a Settlement Area identified as a built-up area and is predominately residential. Policy 3.2.8.6 states that "New *public service facilities*, including hospitals and schools, should be located in *settlement areas* and preference should be given to sites that are easily accessible by *active transportation* and transit, where that service is available." The Subject Lands are located within an existing residential area serviced by York Region Transit and active transportation modes such as walking and bicycling. The Subject Lands are connected to an existing walkway system leading to Marco Park and the broader community, promoting active transportation. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure of YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial and institutional uses including schools. The Subject Lands are located within a residential area and will efficiently utilize existing lands and maintain the planned institutional use for the property. The Development conforms to the policies of the YROP.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Low-Rise Residential" by the Vaughan Official Plan 2010 ('VOP 2010'), Volume 1, and are located within the "Community Areas" designation shown on Schedule 1 - Urban Structure of VOP 2010.

The "Low-Rise Residential" designation permits a range of residential uses, in addition to those uses permitted through Policy 9.2.1.9 including schools. The proposed secondary school and day nursery are permitted on the Subject Lands.

The Development respects the design criteria for Public and Private Institutional Buildings in Section 9.2.3.8 a) through d) of VOP 2010. The school will front onto a public street and provide direct and safe pedestrian access, have a setback greater than 3 m and comply with the landscape requirements of Zoning By-law 1-88 to provide a high-quality landscape treatment. The proposed Development conforms to the policies of VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned "R4 Residential Zone" by Zoning By-law 1-88, as shown on Attachment 2, subject to site-specific Exception 9(451). The existing zoning permits the proposed school and day nursery uses and the building complies with all requirements of Zoning by-law 1-88.

The Development Planning Department supports the Development, subject to the Recommendations in this Report

Site Plan

The Development shown on Attachment 3 to 6 is for a new 6,852 m² two-storey French secondary school including an accessory day nursery and associated play areas, and a

training facility on the second floor for teaching staff and administrators. The site plan includes a Fédération Internationale de Football Association ('FIFA') regulation size soccer field and hard surface play areas in the rear of the property. The training facility is located on the north/west portion of the second floor with a separate access available from the ground floor and west parking area.

The main building entrance and access are located across the Aberdeen Avenue frontage. The Development includes a dedicated bus loop and 97 parking spaces (including 5 accessible spaces) as shown on Attachment 3. Snow storage areas are located at the north end of the west parking area. To encourage active modes of transportation, bicycle racks are provided at the front and sides of the school.

Landscape Plan

The landscape plan shown on Attachment 4 includes a 6 m wide landscape strip abutting the Aberdeen Avenue frontage and minimum 3 m wide landscape strips abutting the existing residential areas comprised of a variety of deciduous and coniferous trees and shrubs. The Development features a FIFA regulation soccer field in the rear yard adjacent to Marco Park and hard surfaced play areas. New and existing pedestrian connections will provide access to the local neighbourhood.

The Tree Inventory Assessment and Preservation Plan ('TAPP') and Arborist Report prepared by Henry Kortekaas & Associates Inc. and dated September 2019, submitted in support of the Application identifies the removal of 12 trees and planting of 21 trees for compensation. The Owner has entered into a Tree Protection Agreement with the City in accordance with the Council adopted Tree Protection By-law 52-2018 through the demolition permit process. Tree protection hoarding has been installed to protect existing trees and cannot be removed without authorization from the City. No construction activity, grade changes, surface treatment or excavation is permitted within the Tree Protection Zone.

Building Elevations

The building elevations are shown on Attachments 5 and 6 and incorporate external insulation finish system ('EIFS'), spandrel glazing, multicoloured vision panels, grey architectural block, brown clay brick and prefinished metal siding. The Development Planning Department is satisfied with the building elevations.

The final site plan, landscape plan and cost estimate, and lighting plan must be approved to the satisfaction of the City prior to the execution of the implementing Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

Sustainability Performance Metrics

The Owner has submitted the completed Sustainability Scoring Tool and Summary Letter ('Sustainability Metrics Package') dated January 30, 2020, in support of the Development. The Sustainability Metrics Package demonstrates an Overall application score of 46 points, meeting the Silver Sustainability Threshold Score. The Development includes pedestrian linkages to public sidewalks and to Marco Park above, sufficient tree planting, features sustainable stormwater management design and utilizes environmentally friendly lighting design/technology.

The Subject Lands are cleared of any concern for archaeological resources

The Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as property of interest in the City of Vaughan's Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands are in an area identified as being of some archaeological potential, and consideration of this shall be maintained. The City's standard archaeological conditions are included in Attachment 1 and will be included in the implementing Site Plan Letter of Undertaking.

The Parks Planning Department has no objection to the Development, subject to conditions

Parks Planning Department support of the Development, subject to the Owner installing a 3 m high black vinyl chain fence generally adjacent to the existing residential lots to mitigate the risk of errant soccer balls entering the existing rear yards. The final location of the fencing shall be to the satisfaction of the Parks Planning Department. A condition to this effect is included in Attachment 1.

Cash-in-Lieu of the dedication of parkland is not required

Real Estate Services has confirmed cash-in-lieu of the dedication of parkland is not required as 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 Development Engineering Department has no objection to the Development, subject to conditions

The Development Engineering ('DE') Department has no objection to the Development subject to conditions included in Attachment 1.

Municipal Servicing

The Development will be serviced by private water, sanitary and storm sewer infrastructure connected to existing municipal services.

A revised Servicing and Stormwater Management Report and engineering drawings shall be submitted to the satisfaction of the DE Department, prior to final site plan approval. The Report shall include a comprehensive stormwater, sanitary and water network analysis of the school's systems, proposed connections to existing services and the adequacy of the existing infrastructure to support the Development. The revised Report shall demonstrate adequate stormwater management measures, sanitary discharge and water supply for the fire flow demands are available for the Subject Lands.

The Owner is required to contact City of Vaughan Environmental Services at least 72 hours in advance of connecting to and/or disconnecting from any municipal water services to ensure that staff are present on the site to observe the works and to provide any additional requirements to their satisfaction. The Owner shall obtain any applicable permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. service connections, curb cuts/fills, sidewalk installation, boulevard rehabilitation), on-site grading works and service connections.

Water Servicing

Domestic and fire water for the Development will be from the existing water service connection on Aberdeen Avenue. Separate domestic and fire water lines will be constructed on-site to the building's mechanical room. The water meter and backflow preventor shall be housed at the property line in accordance with City standards.

Sanitary Servicing

The Development will be serviced for sanitary drainage via the existing sanitary service connection located on site. No capacity constraints are anticipated within the receiving municipal sewer from the Development.

Storm Servicing

On-site stormwater flows will be captured and conveyed to a private, on-site stormwater tank. An orifice tube control will be installed at the downstream end of the private system to promote quantity control for all storms up to the 1:100 year event into the stormwater tank. French drains and catch basins will be constructed on-site to drain localized areas around the proposed soccer field. A quality control device will be

installed downstream of the stormwater tank to ensure water quality is achieved for flows discharged from the Subject Lands. Maintenance of the stormwater tank and related quantity and quality control infrastructure is the responsibility of the Owner in perpetuity.

Environmental Site Assessment

A Phase One and Limited Phase Two Environmental Site Assessments ('ESA') reports were submitted and reviewed by Development Engineering. The findings of the ESA investigations did not identify any impacts to the Subject Lands. The Environmental Engineering Division of the DE Department has no further comments.

Transportation

The Owner has submitted a Transportation Impact Study ('TIS') completed by NexTrans dated February 3, 2020, in support of the Development. The DE Department generally accepts the findings of the TIS however, some clarification is required with respect to the proposed site plan, including the truck maneuvering plan. A condition to this effect is included in Attachment 1.

Lay-by Parking

Lay-by parking in front of the Development cannot be accommodated as there are existing City trees and an underground watermain located within this area posing a design conflict. The Development includes a dedicated bus loop for school buses to drop off students between the hours of 8:00 am and 9:00 am within the site. The buses will be arriving for students to be picked up between the hours of 2:00 pm and 3:00 pm. The Owner has indicated the majority of the students will be bussed to and from the school. The proposed site plan also contains a dedicated pick-up and drop-off area on the property fronting onto Aberdeen Avenue.

Parks, Forestry and Horticulture Operations has no objection to the Development
Parks, Forestry and Horticulture Operations has no objection to the Development.

Development Charges are not applicable to the Development

The Development Finance Department has confirmed the Development is exempt from the City of Vaughan, York Region, York District School Board and York Catholic District School Board development charges.

The various utilities have no objection to the Development, subject to conditions
Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Development.

Conclusion

The Development Planning Department has reviewed Site Development File DA.20.005 in consideration of the applicable Provincial policies, the policies of the YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 6 is consistent with Provincial policy, conforms to the YROP 2010 and VOP 2010, complies with Zoning By-law 1-88 and is appropriate for the Subject Lands. The proposed school replaces a school recently demolished on the Subject Lands.

The Development Planning Department supports the approval of Site Development File DA.20.005. Should Council approve the Application, conditions of approval are included in the Recommendations section of this report and Attachment 1.

For more information, please contact: Brandon Bell, Planner I, at extension 8112.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. South and West Elevations
6. North and East Elevations

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