

COMMITTEE OF THE WHOLE JUNE 18, 2001

**SITE DEVELOPMENT APPLICATION
YORK REGION DISTRICT SCHOOL BOARD
FILE: DA.01.032**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.032 (York Region District School Board) BE APPROVED, subject to the following:

- a) That prior to the issuance of a building permit:
- i) the final site plan and elevation drawings shall conform to the Zoning By-law and shall be to the satisfaction of the Community Planning and Urban Design Departments including, a reconfiguration of the access;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) the final landscape plan shall be approved by the Urban Design Department, and specifically revised to include the following:
 - additional trees along Fox Hound Crescent and Starling Boulevard, and the proposed trees in the landscape area along these streets shall be 8 m to 10 m apart;
 - additional coniferous trees in the overall landscape areas on site; and,
 - a pedestrian connection (ie. walkway), to the adjacent park.
 - iv) access and on-site vehicular circulation shall be approved by the Engineering Department; and,
 - v) all the requirements of Hydro Vaughan Distribution shall be satisfied.

Purpose

On May 1, 2001, the York Region District School Board submitted a site development application to permit the development of a 2-storey, 5966 m² elementary school, with provision for the future addition of 6 portables (420 m²), with the following site statistics:

Site Area:	2.03 ha
Building Area	
Ground Floor:	3637 m ²
<u>Second Floor:</u>	<u>2329 m²</u>
Total Building GFA:	5966 m ²
Future Portable GFA:	420 m ²
Landscape Area:	7370 m ² (36%)
Parking Required:	63 spaces
Parking Provided:	64 spaces (including 1 space for the physically challenged)

Background - Analysis and Options

Location

- southeast of Weston Road and Major Mackenzie Drive
- Block 96 of Draft Plan 19T-97V29 (Block 32 West)
- Lot 19, Concession 5, City of Vaughan

Land Use Status

- Designated - "Low Density Residential" by OPA # 600
- Zoned - RV4 (WS) Residential Urban Village Zone Four

Site Description

- a 2.03 ha site with 99.5 m of frontage on Starling Blvd. and 208.1 m depth.
- the surrounding land uses are:

North - vacant (OS2 Open Space Park Zone)

South - vacant (RV4 (WS) Residential Urban Village Zone Four-Single Detached Lots)

East - water channel (OS1 Open Space Conservation Zone)

West - vacant (RV4 (WS) Residential Urban Village Zone Four-Single Detached Lots)

Official Plan

The "Low Density Residential" designation permits institutional uses, including the proposed public elementary school.

Zoning

The RV4 (WS) Zone permits institutional uses, including the proposed public elementary school.

The final site plan and building elevations must conform to the Zoning By-law standards prior to the issuance of a building permit. The future portables in the northwest portion of the subject lands will need to be relocated south of their present location to meet the 15m setback requirement for institutional use. The landscape requirements must also be adhered to, including a 6m landscape strip at the south property line, and a 2.4m landscape strip along the north boundary.

Site Plan

The site plan consists of a 2-storey, 5966 m² building in the west portion of the site, with the main entrance to the school facing Starling Boulevard. A mini soccer field is provided at the northeast corner of the site, abutting the water channel to the east, and the future City park to the north. Six future portables are provided for along the north property line, just west of the soccer field. A kindergarten play area is located at the southwest portion of the site, directly adjacent to the school structure and enclosed by a black vinyl chain link fence. Additional play areas are also shown at the north and east sides of the school building.

Parking and Access

Three full service access points are provided, one from Starling Boulevard and two from Fox Hound Crescent. A bus lane and separate vehicle pick-up/drop off lane have been provided at the south side of the site and along the front property line leading to the access on Starling Boulevard. Curb side lanes are provided adjacent to the subject lands on the south side, and on

the west side south of the Starling Boulevard access. Staff recommend that the proposed access be revised, in consultation with Engineering Staff, to clearly delineate the access of buses and vehicles.

Pedestrian access to the site is provided from four asphalt/concrete paved walkways, two at the southwest and southeast corners of the site, one mid-way between the southwest walkway and the central vehicular access from Fox Hound Crescent, and the fourth at the northwest corner of the site.

The parking area at the southeast corner of the site provides a total of 64 parking spaces. The parking provided is sufficient to accommodate the proposed school and future portable classrooms.

Site Services and Grading

The school site will be serviced by municipal water and sewage services. Prior to the finalization of the plans, the Engineering Department must approve the servicing and grading plan.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Landscaping

The south and west perimeter of the site is to be tree-lined within a minimum 6m landscape strip. A minimum 2.4m landscape strip is to be provided at the north property line abutting the future park. Concrete paving is used in combination with shrub beds to enhance the front (west) façade of the building. The concrete paving is also used around the south perimeter of the structure and kindergarten play area. Additional tree planting is provided lining the south boundary of the kindergarten play area, as well as the pedestrian walkway, which extends from the southeast corner of the site to the soccer play field.

The Urban Design Department has reviewed the proposed development and requires revisions to the landscape plan to include additional trees along Fox Hound Crescent and Starling Boulevard at 8 m to 10 m apart, additional coniferous trees in the overall landscape areas and a pedestrian connection to the adjacent park.

a) Elevations

The proposed building is rectangular in shape with (earth tone) red coloured face brick and gray concrete bands. Three rows of concrete block are proposed at the base of the building, and gray metal siding is proposed for a portion of the second floor.

Windows and doors are evenly spaced around the building.

Conclusion

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the Zoning By-law. The final site plan must conform to the Zoning By-law, or alternatively, the required variances be approved and in full force and effect, prior to the issuance of a building permit.

Therefore, Staff recommends approval of Site Development Application DA.01.032 (York Region District School Board) to facilitate the proposed elementary school development, subject to conditions. Should the committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations

Report prepared by:

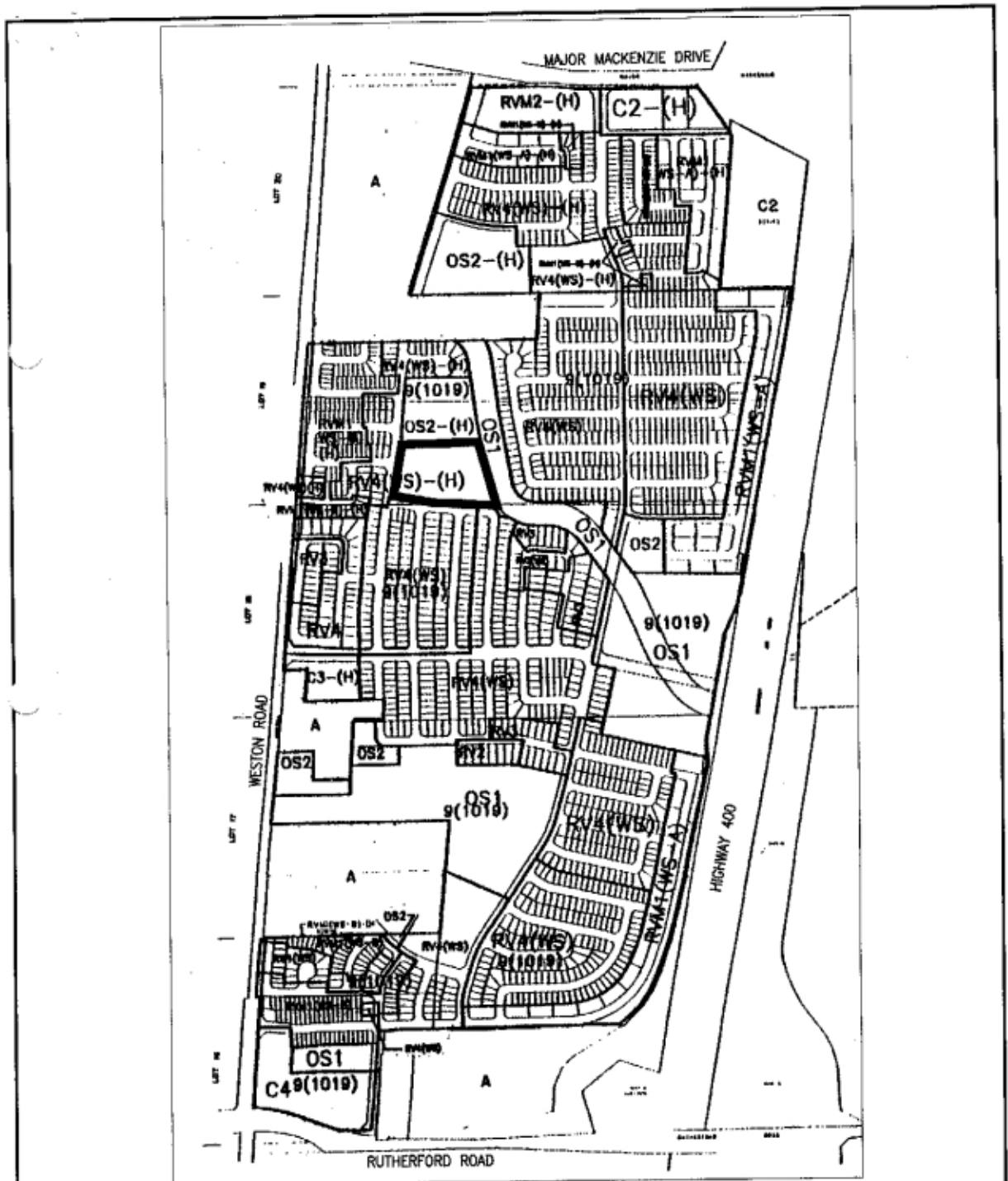
Anna Sicilia, Planner, ext. 8064
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Respectfully submitted,

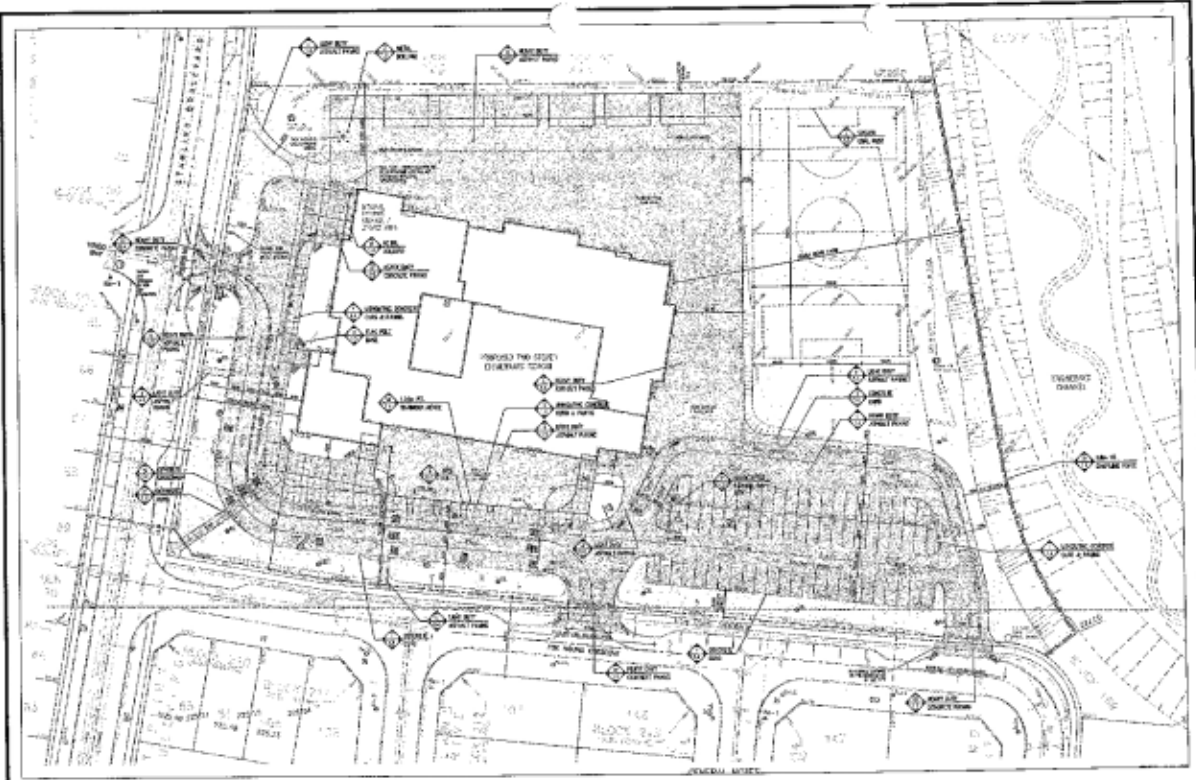
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

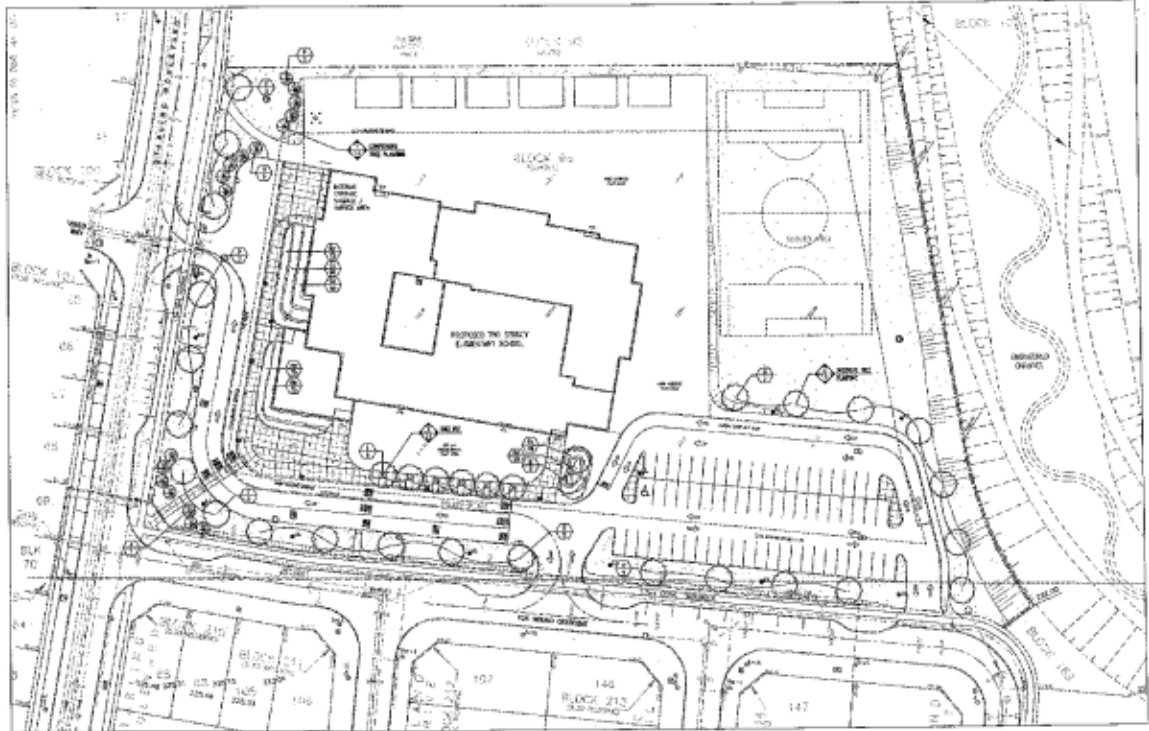
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ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	 SUBJECT LANDS	DATE: 07/05/2001
	DA.01.032	LOCATION: PT. LOT 19 CONC. 5		CITY OF VAUGHAN PLANNING DEPARTMENT
				SCALE: NOT TO SCALE



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 07/05/2001
	DA.01.032	LOCATION: PT. LOT 19 CONC. 5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK REGIONAL DISTRICT SCHOOL BOARD	



ATTACHMENT "3"
LANDSCAPE PLAN

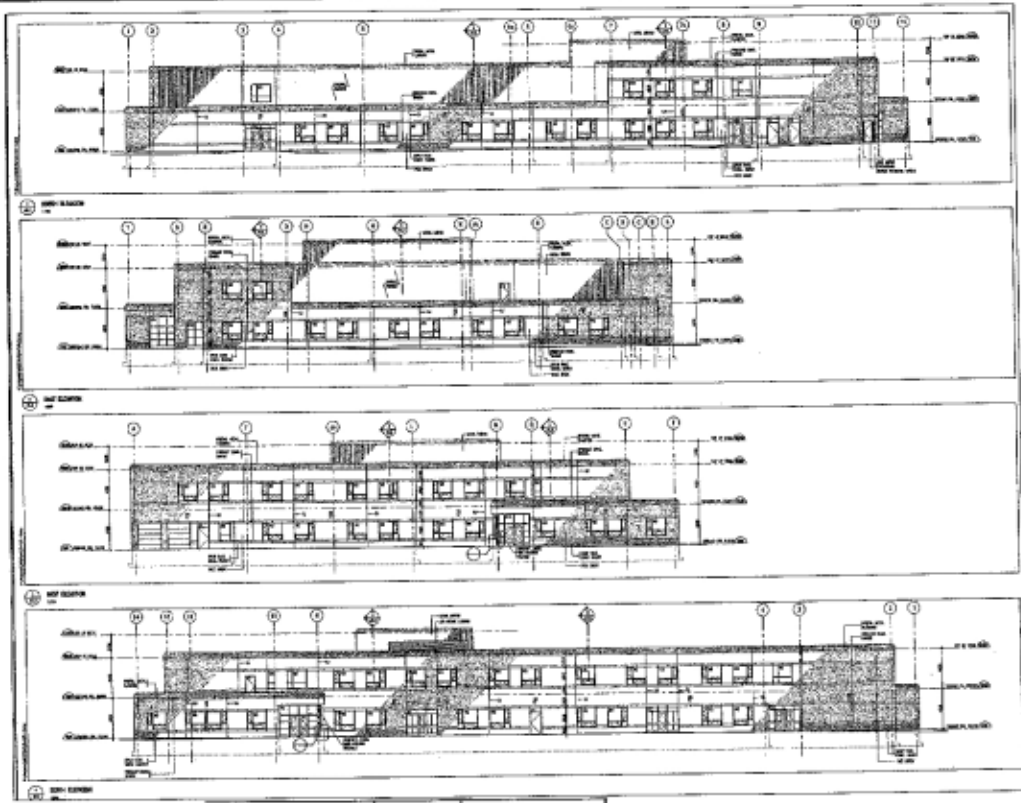
FILE #:
DA.01.032

REPORT #:
LOCATION:
PT. LOT 19
CONC. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGIONAL DISTRICT SCHOOL BOARD

DATE: 07/05/2001
SCALE: NOT TO SCALE



ATTACHMENT "4" ELEVATION	FILE #:	REPORT #:	DATE: 07/05/2001
	DA.01.032	LOCATION: PT. LOT 19 CONC. 5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK REGIONAL DISTRICT SCHOOL BOARD	