

COMMITTEE OF THE WHOLE AUGUST 20, 2001

**SITE DEVELOPMENT APPLICATION
YORK REGION DISTRICT SCHOOL BOARD
RUTHERFORD ROAD/ISLINGTON AVENUE SECONDARY SCHOOL
FILE: DA.01.044**

Recommendation

The Commissioner of Planning recommends:

"THAT Site Plan Application File DA.01.044 (York Region District School Board) BE APPROVED, subject to the following:

1. That prior to the issuance of a building permit:
 - a) the final site plan and elevations shall comply with the Zoning By-law and shall be to the satisfaction of the Community Planning, Urban Design and Building Standards Departments;
 - b) the final grading and drainage plans, storm water management report, servicing report and traffic study shall be to the satisfaction of the Engineering Department;
 - c) the landscaping plan cost estimate and tree inventory plan shall be to the satisfaction of the Urban Design Department;
 - d) all the necessary easements and right-of-ways be granted; and
 - e) the Applicant conduct additional investigation work to confirm that no evident or residual soil or groundwater contamination issues exist to the satisfaction of the City.

Purpose

On June 2, 2001, the York Region District School Board (the Applicant) submitted a site plan application for a 2-storey, 14,138 sq.m public secondary school, with provision for 5 future portables.

Background - Analysis and Options

Land Use Status

The subject site is located on the south side of Rutherford Road, east of Islington Avenue and between the West Vaughan Community Centre and the Humber River. The 5.9 ha, property has approximately 260 metres frontage on Rutherford Road and 230 metres of depth. The surrounding land uses are:

- North - Rutherford Road (A Agricultural and OSI Open Space Conservation Land Zones)
- South - residential (RV3 and RV2 (WS) Residential Urban Village Zone Two and Three Wide Shallow)
- East - valleylands (A Agricultural and OS1 Open Space Conservation Zones)
- West - community centre (A Agricultural Zone)

The lands are designated "Drainage Tributary" by OPA #240 (Woodbridge Community Plan). Although the subject lands are not designated specifically as a school site, the policies allow for the School Boards to modify or shift locations, or increase and decrease the number of school

sites without an amendment of the Official Plan. Furthermore, OPA #240 requires that institutional uses, including schools, front onto arterial or collector roads and be located on a site that is adjacent to an open space area with access to pedestrian walkway systems. The proposed development conforms to the policies of the Official Plan.

The lands are zoned A Agricultural Zone by By-law 1-88, which permits the proposed development provided the lot coverage and yard requirements for Institutional uses are met. The proposed development meets the requirements of the Zoning By-law.

Environmental Site Assessment Reports

Review of the provincial Waste Proposal Site Inventory indicated that the site is situated adjacent to a municipal solid waste landfill site closed in 1950. In accordance with the City's Contaminated Sites Policy, the applicant submitted a Phase I Site Assessment. The results of the Phase I Site Assessment indicated that a Limited Phase II Site Assessment needed to be prepared and peer reviewed. Both documents were prepared by PSI Canada Ltd. and peer reviewed for the City by DCS Ltd. and found to be satisfactory. It is recommended that the Applicant conduct additional investigation work to confirm that no evident soil or groundwater contamination issues exist on the site prior to the issuance of building permits.

Vehicular Access and Parking

Vehicular access to the site is provided by a shared, signalized full movement driveway consisting of a right-in lane and right-out and left-out lanes. The access is to be shared between the proposed school site and a future City library. The access travels southbound to a turning circle, connecting to a parking area and to a separate City-owned driveway along the property line of the existing community center, which exits to Islington Avenue. The appropriate traffic recommendations, such signage and traffic calming measures, will be implemented through the circulation process. The final site plan and traffic study must be reviewed by the City Transportation department.

Two parking areas are proposed for the site; one north of the school fronting onto Rutherford Road and the second south of the school. A total of 266 parking spaces have been provided for the site, which is in excess of what is required by the Zoning By-law. Lay-by parking has been provided along the main driveway and the main entrance to the school.

Site Services and Grading

The proposed development appears to have municipal and sewage services. Prior to finalization of the plans, the Engineering Department must review and approve the site servicing and grading plans, storm water management report and servicing report.

Landscaping

The proposed school site is located adjacent to the Humber Valley corridor and all existing trees, shall be maintained or relocated, specifically along the abutting residential subdivision to the south. Landscaping consisting largely of a variety of deciduous and coniferous trees, is proposed along the periphery of the site and the school building itself. A row of deciduous trees is located along the main driveway from Rutherford Road providing separation between the incoming and outgoing traffic.

An extensive 15m landscape strip and berm is proposed along the south portion of the site which provides sufficient screening to the neighbouring residential community. A wood lot located at the eastern portion of the site will remain and be incorporated within the landscaping scheme. The

plan identifies a 1.8m vinyl chain link fence encompassing the site.

The Applicant must provide a tree inventory plan indicating the trees to be saved and moved to the satisfaction of the Urban Design Department.

The Applicant has indicated that the portion of the site comprising the basketball courts, soccer field and running track will be opened to the public, but lighting will not be provided. The residents of the adjacent residential subdivision have expressed concerns with respect to lighting. Staff has a concern that a lack of lighting during those periods of the year when daylight is shortened, will leave an area that could be unsafe and difficult to patrol. The Urban Design Department will review and approve the final landscape plan, including the need for lighting plan, and a cost estimate.

Site Development

The proposed development consists of a 2-storey, 14,738 sq.m school building. Recreational uses including basketball courts, practice/soccer fields and an eight lane running track are proposed and are set back from the residential subdivision to the south. The building is set back approximately 50m from the south property line, adjacent to the residential subdivision.

The school is to be constructed entirely of a masonry-type material and glass as the primary exterior fabric. The mechanical penthouse, which extends above the second floor level, is to be constructed of prefinished metal siding with the exception of the north elevation, which is a glazed finish. Windows and doors are evenly spaced and decorative masonry accent bands surround the entire building. The south elevation consists of metal siding which compliments the rest of the building as well as introduced accent banding. The final elevations must be approved by the Planning Department.

Conclusion

Staff have reviewed the proposed site plan application for a secondary school. The plan as submitted, would require exceptions for access and related agreements between the School Board and the City of Vaughan. Prior to the issuance of a building permit, the final elevations and landscape plan and cost estimate must be reviewed by City Staff.

Staff has no objection to the proposed site development application, subject to conditions. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

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

Report prepared by:

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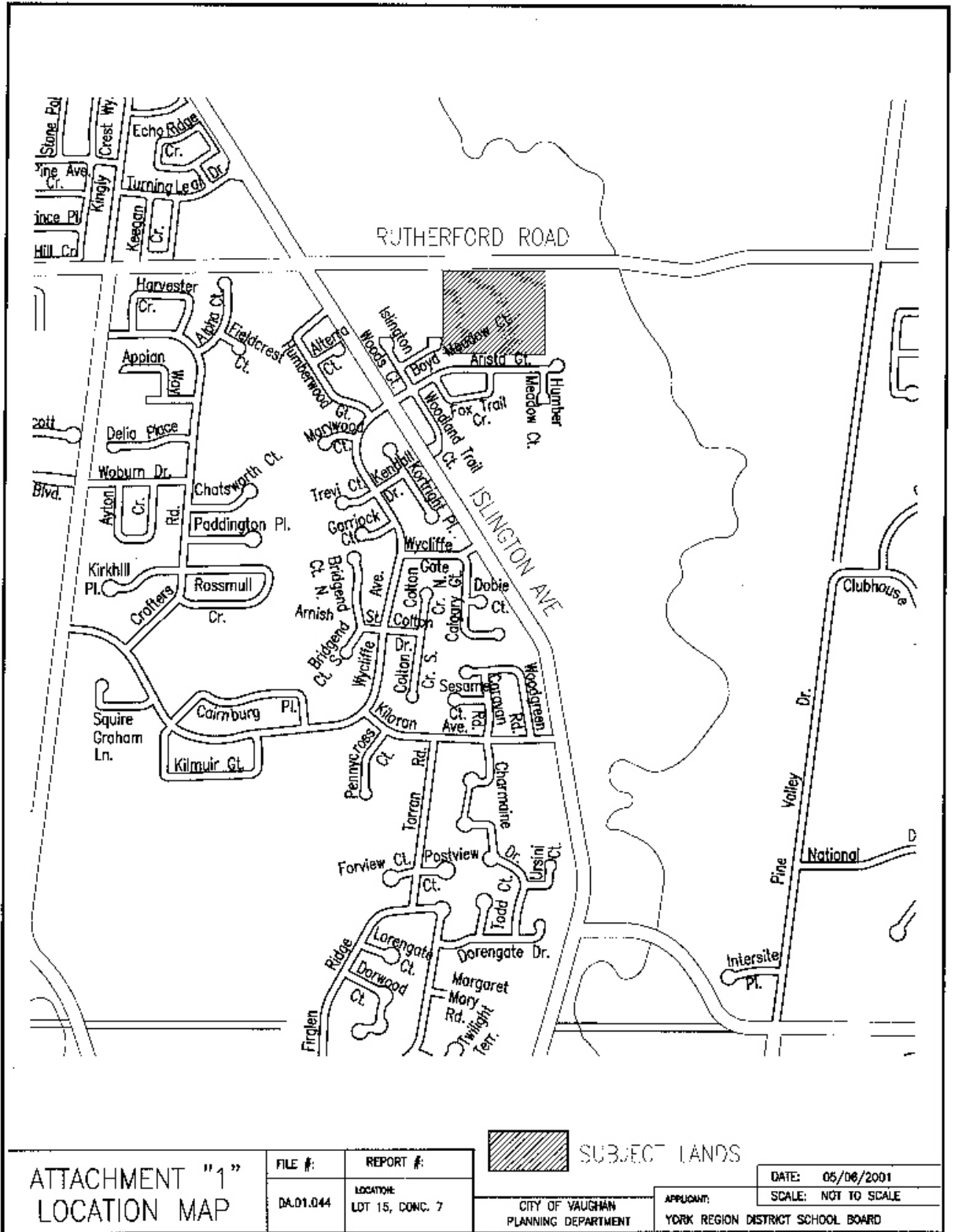
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning


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ATTACHMENT "1"
LOCATION MAP

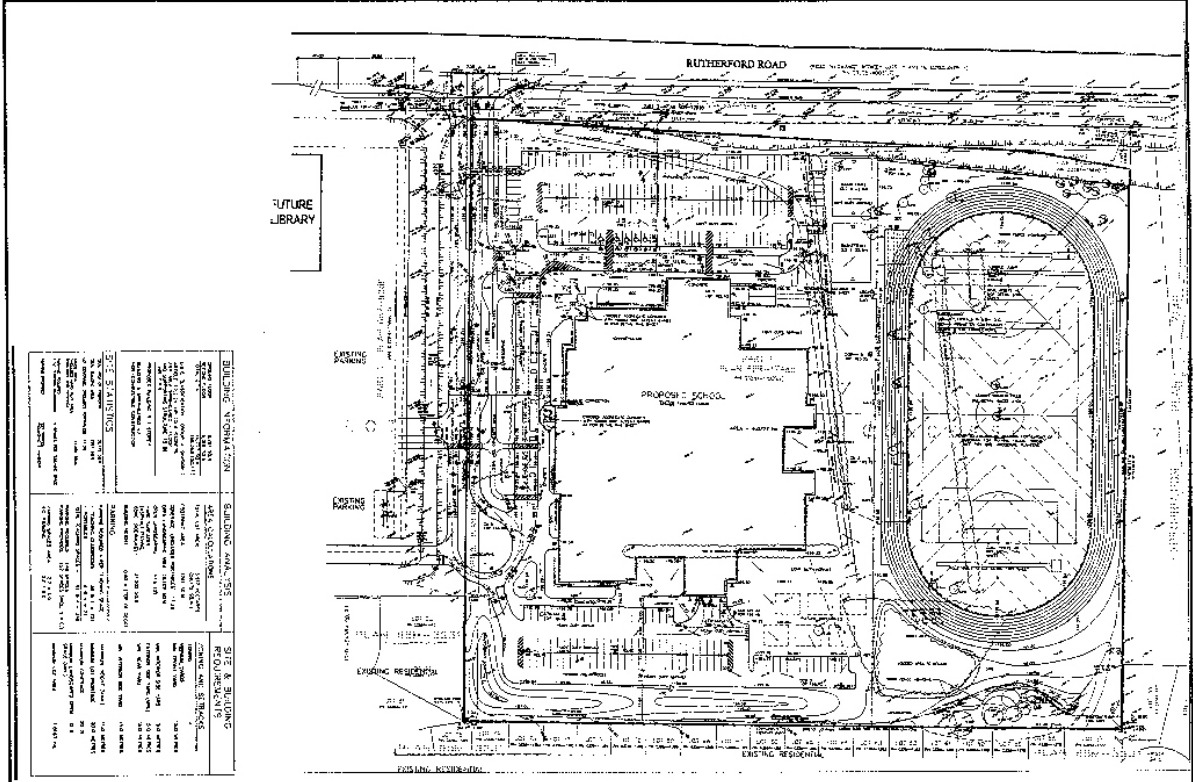
FILE #:	REPORT #:
DA.01.044	LOCATION: LDT 15, CONC. 7

 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

DATE: 05/06/2001
SCALE: NOT TO SCALE



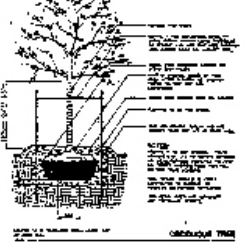
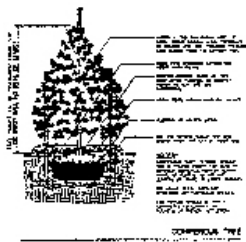
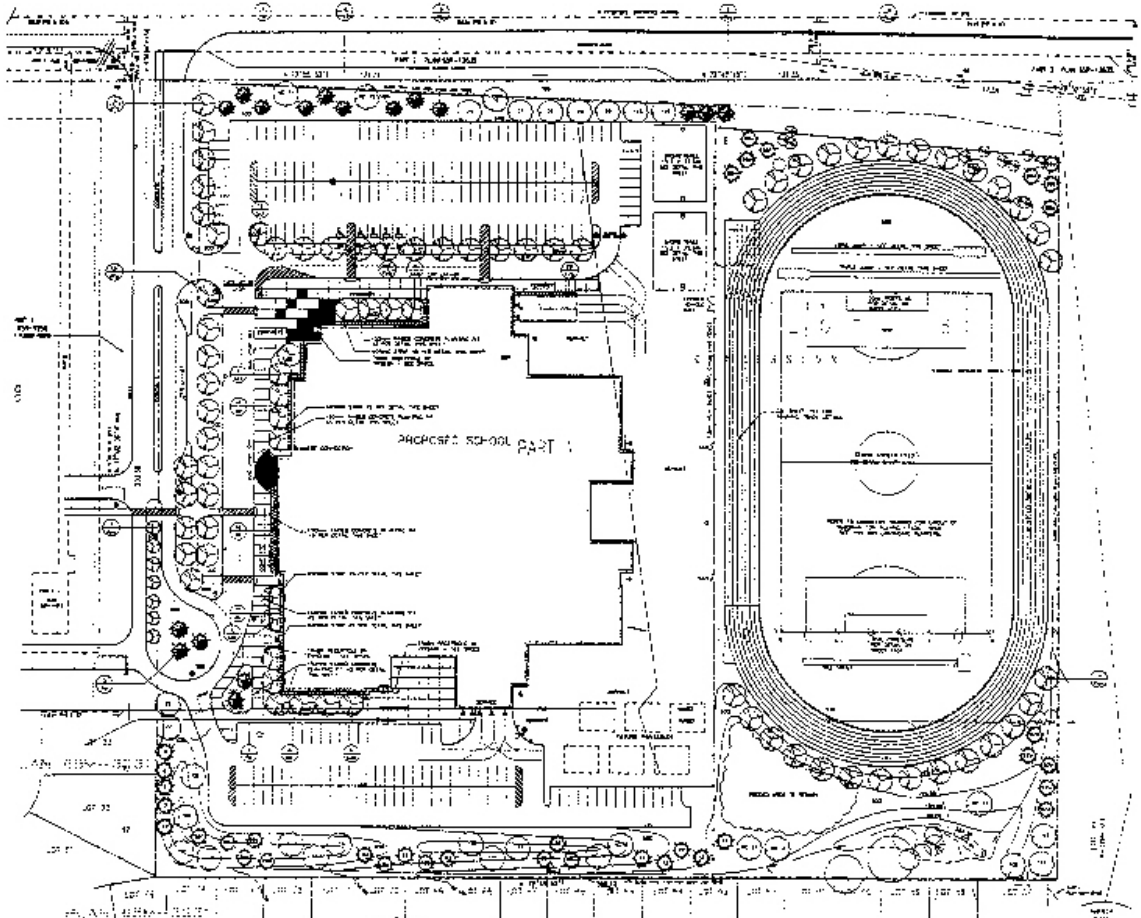
REVISIONS	DATE	BY	DESCRIPTION
1	05/06/2001	[Signature]	ISSUED FOR PERMITTING
2	05/06/2001	[Signature]	REVISED PER CITY OF VALICHAH COMMENTS
3	05/06/2001	[Signature]	REVISED PER YORK REGIONAL DISTRICT SCHOOL BOARD COMMENTS

ATTACHMENT "2"
SITE PLAN

FILE #:	REPORT #:
Z.01.044	LOCATION: LOT 15, CONC.7

CITY OF VALICHAH
PLANNING DEPARTMENT

DATE:	05/06/2001
SCALE:	NOT TO SCALE
APPLICANT:	YORK REGIONAL DISTRICT SCHOOL BOARD



ATTACHMENT "3" LANDSCAPE PLAN	FILE #:	REPORT #:	DATE: 05/06/2001
	Z.01.044	LOCATION: LOT 15, CONC.7	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK REGIONAL DISTRICT SCHOOL BOARD	

Architectural elevations of a building, showing four different views: North, South, West, and East. Each view includes a grid of letters and numbers for reference. The drawings are detailed, showing windows, doors, and structural elements.

ATTACHMENT "4" ELEVATIONS	FILE #:	REPORT #:	DATE: 05/06/2001
	Z.01.044	LOCATION: LOT 15, CONC.7	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK REGIONAL DISTRICT SCHOOL BOARD