

COMMITTEE OF THE WHOLE APRIL 22, 2002

SITE DEVELOPMENT FILE DA.02.019
YORK REGION DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.019 (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 elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site servicing and grading plans and storm water management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation shall be approved by the Engineering Department;
 - iv) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and
 - v) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

Purpose

On March 5, 2002, the York Region District School Board (YRDSB) submitted a site development application for a 2-storey, 5016 m² elementary school, with provision for 6 future portables.

Background - Analysis and Options

The site is located southwest of Major Mackenzie Drive and Weston Road, in Lot 19, Concession 6, City of Vaughan. The lands are designated "Low Density Residential", with an "Elementary School" symbol, by OPA 600 and zoned RV-4(W) Residential Urban Village Zone Four (Wide Shallow) by By-law 1-88.

The site consists of 2.08 ha, with approximately 138m frontage on Fossil Hill Road and 142m flankage on Cassia Road.

The surrounding land uses are:

- North - park block (OS2(H) - Open Space Park Zone)
- South - residential (RV2 (WS) Residential Urban Village Zone Two and RV3 (WS) Residential Urban Village Zone Three)
- East - residential and park (RV4(WS) Residential Urban Village Zone Four, RVM1(WS-B) Residential Urban Village Multiple Dwelling Zone One, and OS2 Open Space Park Zone)
- West - residential (RV2 (WS) Residential Urban Village Zone Two)

Site Plan

The 2-storey school building is situated at the southeast portion of the site, adjacent to the Fossil Hill Road and Cassia Road intersection, with the main entrance fronting onto Cassia Road. A soccer field is shown at the northwest corner, overlapping into the adjacent future neighbourhood park. Six future portables and a large asphalt play area are proposed for the northeast portion of the site. A kindergarten play area is located directly adjacent to the school structure and is enclosed by a chain link fence. A parent drop-off area is situated between the west entrance of the school and the proposed parking area.

Elevations

The building is proposed to be constructed of earth-tone colour brick, accented with a red-tone brick. The accent brick adds architectural detail around the windows and main entrance. The windows and doors are evenly spaced around the building, and the main entrance is covered by a metal canopy with concrete columns. Gray-coloured brick is proposed for the base of the building, below the first floor windows. A gray band wraps around the top of the building, which is topped with a blue-colored metal flashing. A gray metal siding mechanical/electrical room is on the rooftop.

Parking and Access

The site has two access points, both from Cassia Road. A bus drop-off area is sited in front of the main entrance of the building. The 72 parking spaces at the west end of the site are sufficient to accommodate the school and future portables.

Pedestrian access is provided from four asphalt/concrete paved walkways, two from the east property line and two from the south property line.

Site Servicing & Grading

The school will be serviced by municipal water and sewage services. The final site servicing and grading plans, as well as the storm water management report must be approved by the Engineering Department.

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

Landscaping

The south, east and west perimeters of the site are landscaped and tree-lined, with a mix of coniferous and deciduous trees and shrubs. The final landscape plan and landscape cost estimate shall be approved by the Urban Design Department.

Conclusion

Staff have reviewed the proposed elementary school development in accordance with the policies of the Official Plan and the requirements of the zoning by-law and have no objections, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

Carmela Marrelli, Planner 1, ext. 8791

Art Tikiryan, Senior Planner, ext. 8212

Marco Ramuno, Manager of Development Planning, ext. 8485

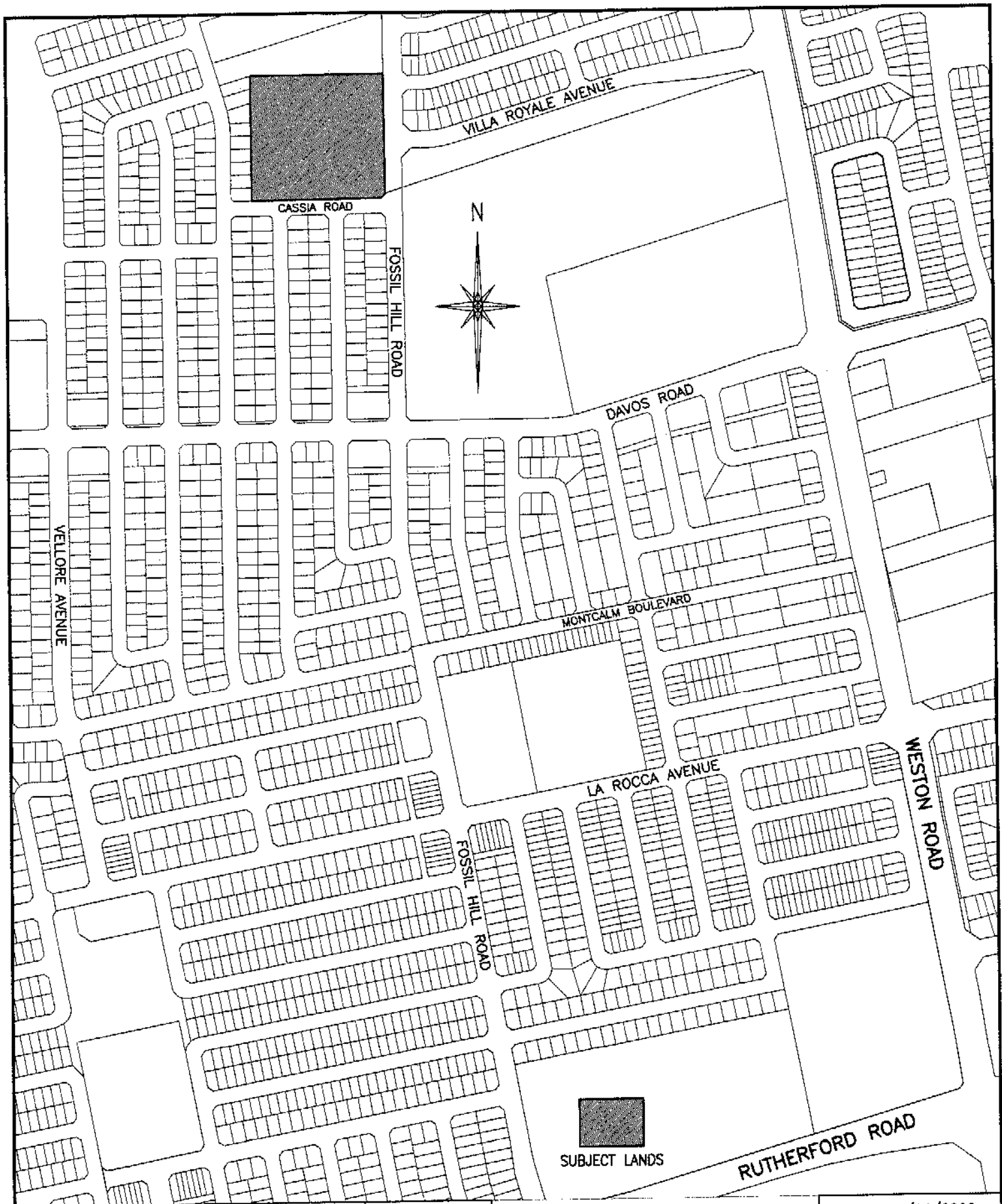
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

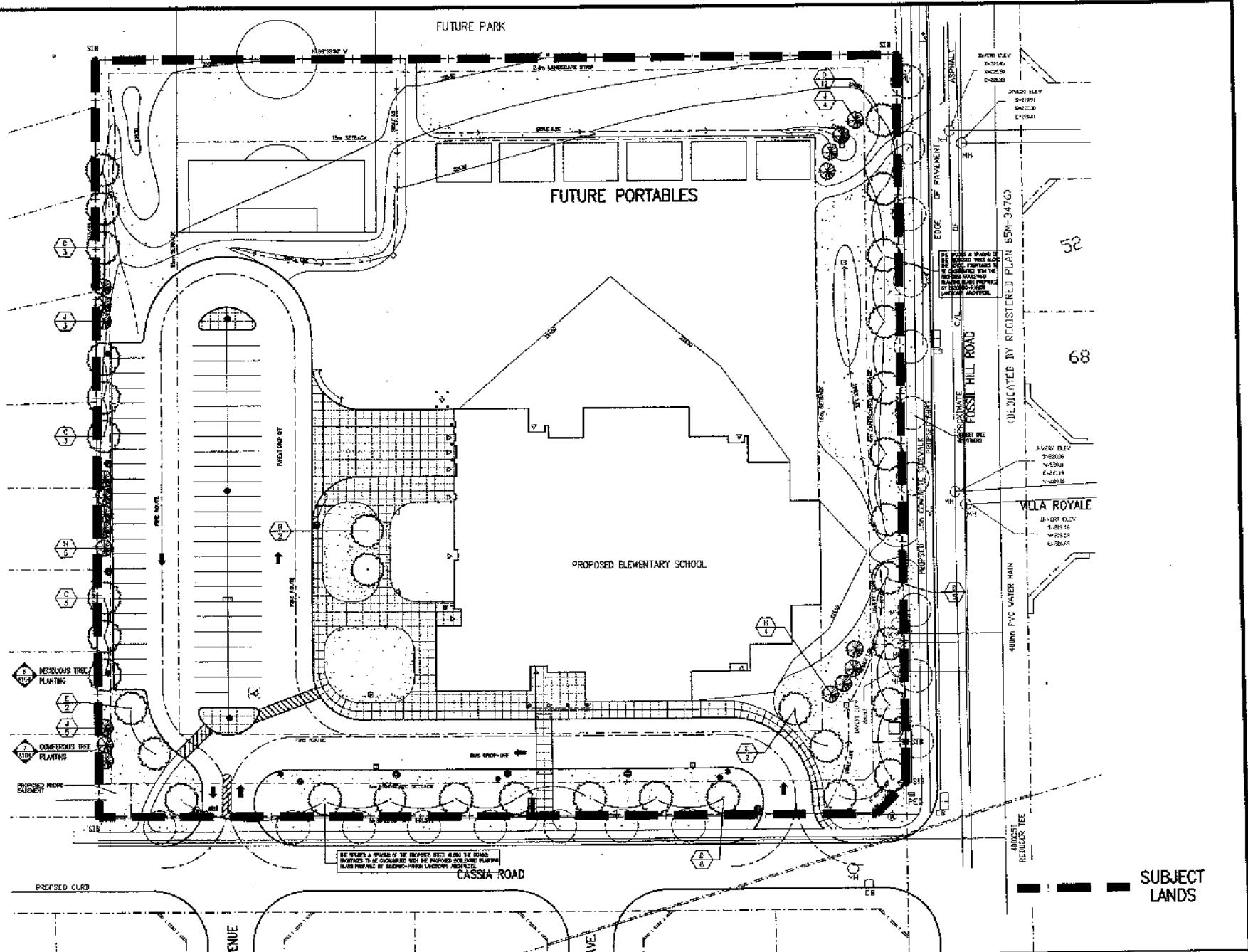
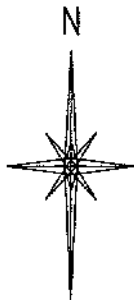
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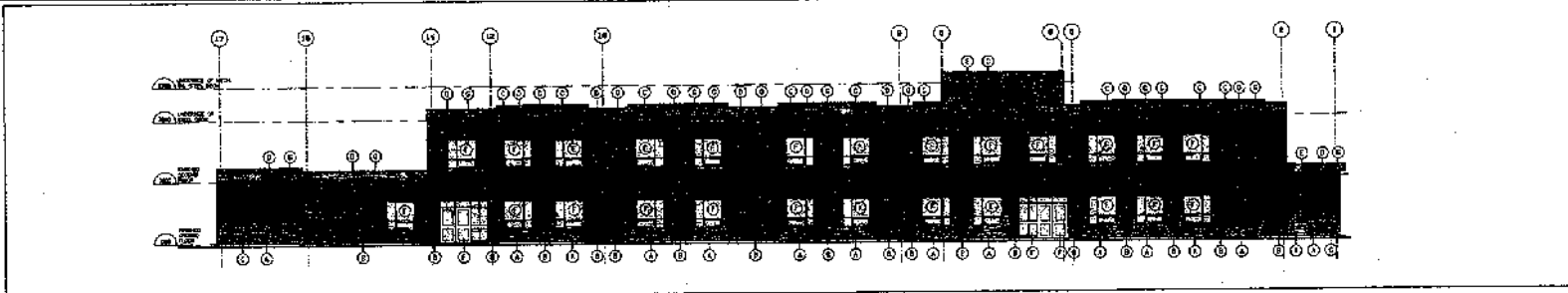
ATTACHMENT '1'
LOCATION MAP

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| FILE #: DA.02.019 | REPORT #: LOCATION: PART OF LOT 19, CON. 6 | CITY OF VAUGHAN PLANNING DEPARTMENT | DATE: 03/14/2002 | APPLICANT: YORK REGION DISTRICT SCHOOL BOARD | SCALE: NOT TO SCALE |
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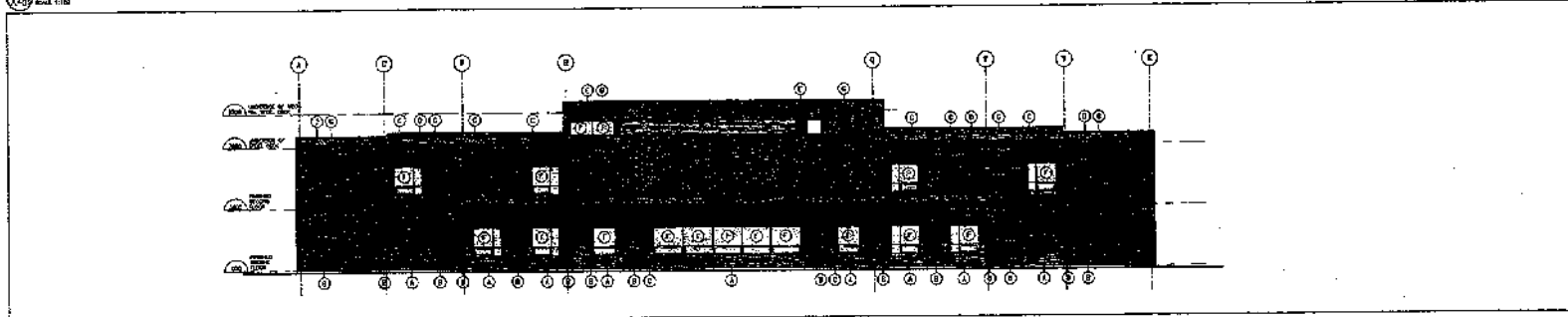


ATTACHMENT '2'
SITE/LANDSCAPE PLAN

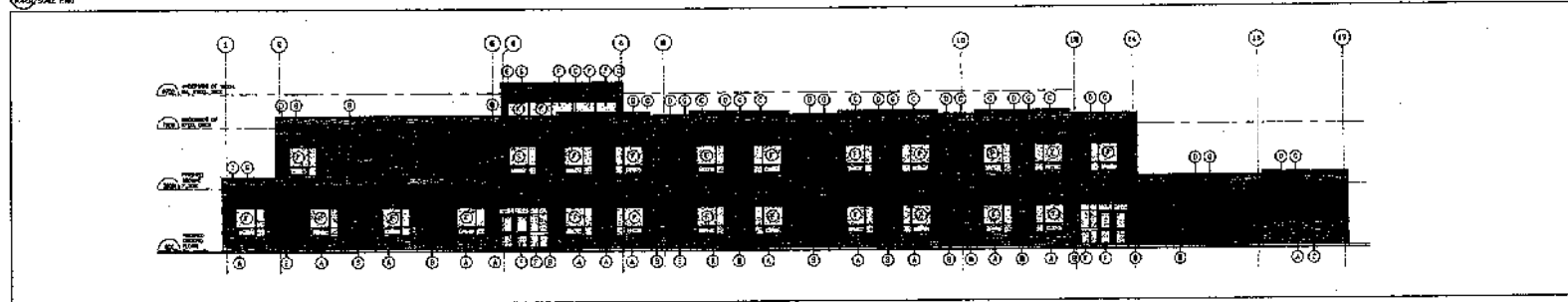
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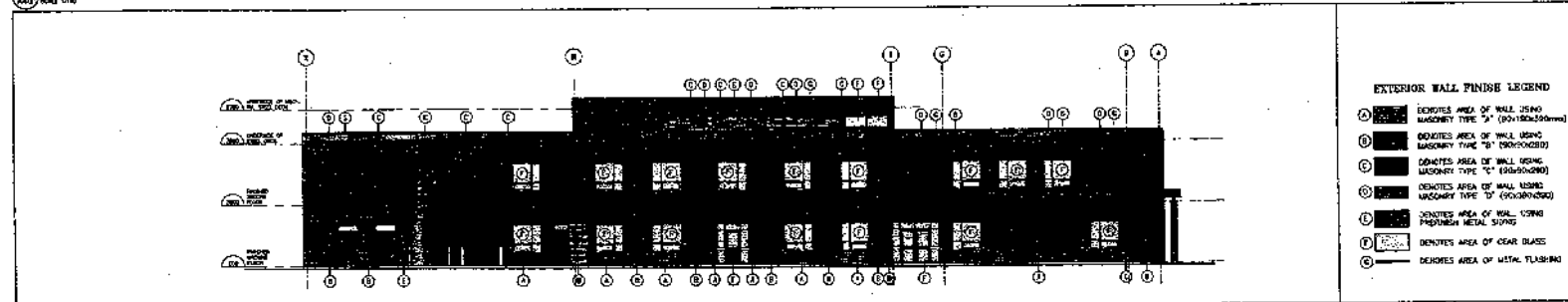
NORTH ELEVATION
2403



EAST ELEVATION
2403



SOUTH ELEVATION
2403



WEST ELEVATION
2403

- EXTERIOR WALL FINISH LEGEND**
- (A) DENOTES AREA OF WALL USING MASONRY TYPE "A" (20'-100x200mm)
 - (B) DENOTES AREA OF WALL USING MASONRY TYPE "B" (190x200mm)
 - (C) DENOTES AREA OF WALL USING MASONRY TYPE "C" (190x200mm)
 - (D) DENOTES AREA OF WALL USING MASONRY TYPE "D" (200x200mm)
 - (E) DENOTES AREA OF WALL USING PREPUNCHED METAL STUDS
 - (F) DENOTES AREA OF CLEAR GLASS
 - (G) DENOTES AREA OF METAL FLASHING

ATTACHMENT '3'
ELEVATIONS

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|-----------------------------|--|--|--|---|
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