

COMMITTEE OF THE WHOLE APRIL 22, 2002

SITE DEVELOPMENT FILE DA.02.020 **YORK REGION DISTRICT SCHOOL BOARD**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.020 (York Region District School Board) BE APPROVED, subject to the following:

- a. That prior to the issuance of building permits:
 - i) the final site plan and building elevations shall be approved by the Community Planning, Building, and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site circulation shall be approved by the Engineering Department; and,
 - v) the land exchange between the City and the York Region District School Board shall be completed.

Purpose

On March 5, 2002, the York Region District School Board submitted a Site Development Application for a 2-storey, 4,596m² elementary school, with provision for 6 future portables, on a 2.09 ha site.

Background - Analysis and Options

The site is located northeast of Dufferin Street and Regional Road #7, being Block 407 and Part of Block 406 on Plan 65M-3521, in Lot 11, Concession 2, City of Vaughan. The irregular-shaped 2.09 ha site has 166 m frontage on Mistysugar Trail and a lot depth of 178 m.

The surrounding land uses are:

- North - Mistysugar Trail; residential (RVM1 (WS-B) Zone)
- South - residential (RVM1 (A) Zone)
- East - open space (OS2 Open Space Park Zone)
- West - residential (RVM1 (WS-B)* Zone)

Official Plan/Zoning

The subject lands are designated "Low Density Residential" by OPA No. 600, which permits schools. The proposed development conforms to the Official Plan.

The subject lands are zoned RVM1(WS-B)* Zone by By-law 1-88, subject to Exception 9(1063), which permits schools. The proposed development complies with the Zoning By-law, except the access width for the school bus pick-up/drop-off lane, which must be reduced from 10 m to 7.5 m.

Site Design

The school building is located between two parking areas on the north half of the site, facing Mistysugar Trail. The south half contains an asphalt play area, a sodded soccer field and 6 future portables. Walkway connections are provided between the school and Maple Sugar Lane and Bentoak Crescent.

The drop-off bus loop extends across the property line onto the adjacent park, enabling the outbound access to be opposite of the public road on the north side of Mistysugar Trail. City and School Board Staff have discussed a proposal for an exchange of a small and equal amount of park and school lands to accommodate the driveway at the northeast corner of the plan. Details of the land exchange will need to be finalized by the Real Estate Division and approved by Council to facilitate this site plan.

Parking and Access

The site plan shows a school bus pick-up/drop-off lane and a full-movement driveway from Mistysugar Trail, which leads to a parking area and parent drop-off on the west side of the building. Additional staff parking is provided on the east side of the building. A total of 48 parking spaces are provided, including 1 handicap space, which is sufficient to serve the building and future portables.

Servicing

The subject lands have access to municipal services, including water, sanitary and storm sewers, and hydro. The final servicing plans shall be to the satisfaction of the Engineering Department.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous tree planting within a generous strip along the perimeter of the site, which will visually enhance the development and provide a natural screen for the adjacent residential uses. Shrub planting and pavers are provided along the base of the school building. The final landscape plan must be to the satisfaction of the Urban Design Department.

Elevations

The main entrance to the school is located on the north elevation and is covered by a canopy supported by four columns. The 2-storey building is 9.7 m in height. The construction material used throughout the building is brown brick, with taupe, red and grey-coloured brick providing architectural accent, particularly around the windows. Blue metal flashing is incorporated along the roof line and the same colour is used for the service and main doors on all elevations except for the south, where the main doors are white.

Conclusion

Staff have reviewed the site plan application, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed elementary school. Should the Committee concur, Site Development Application DA.02.020 (York Region District School Board) can be approved with the adoption of the recommendation in this report.

Attachments

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

Report prepared by:

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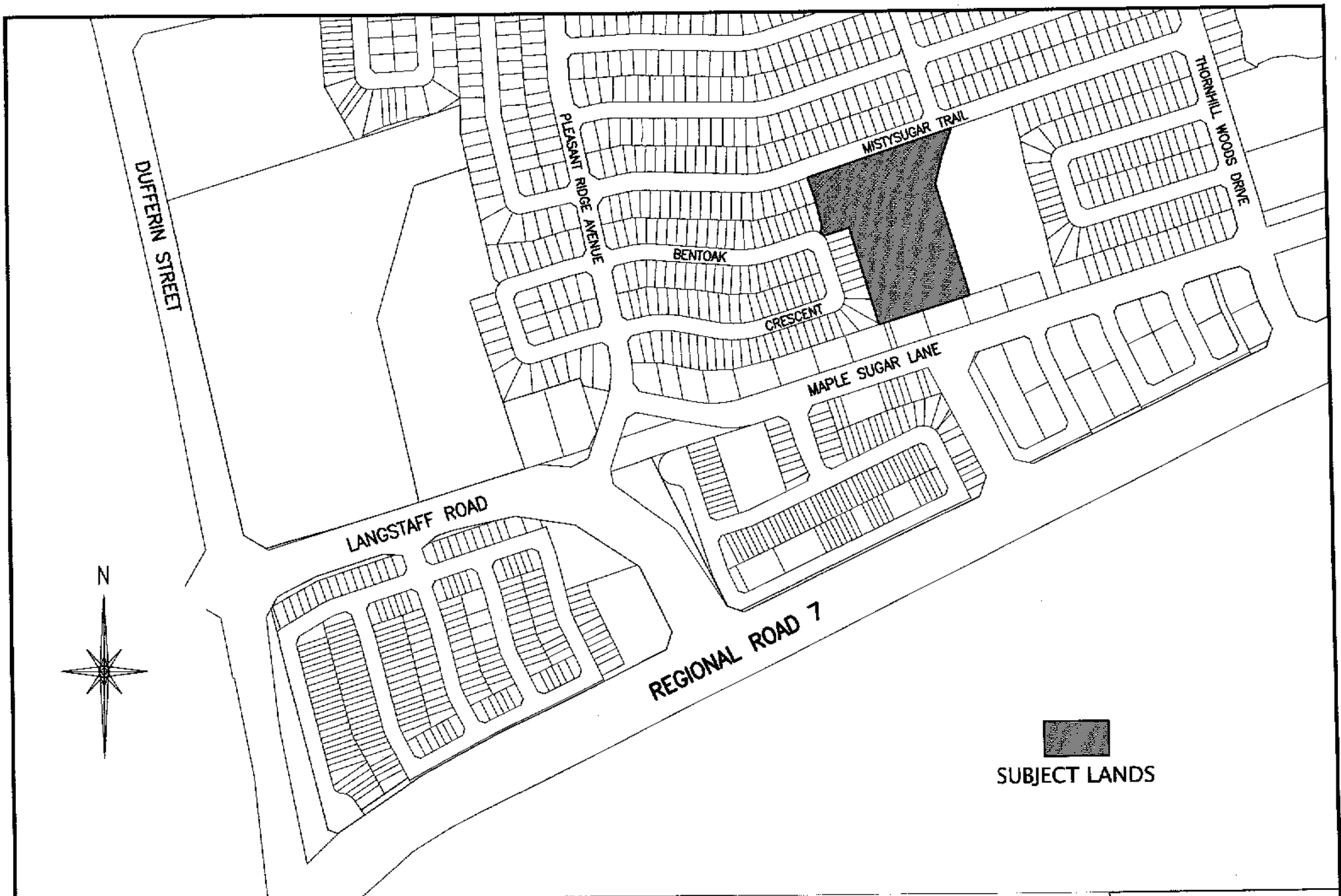
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

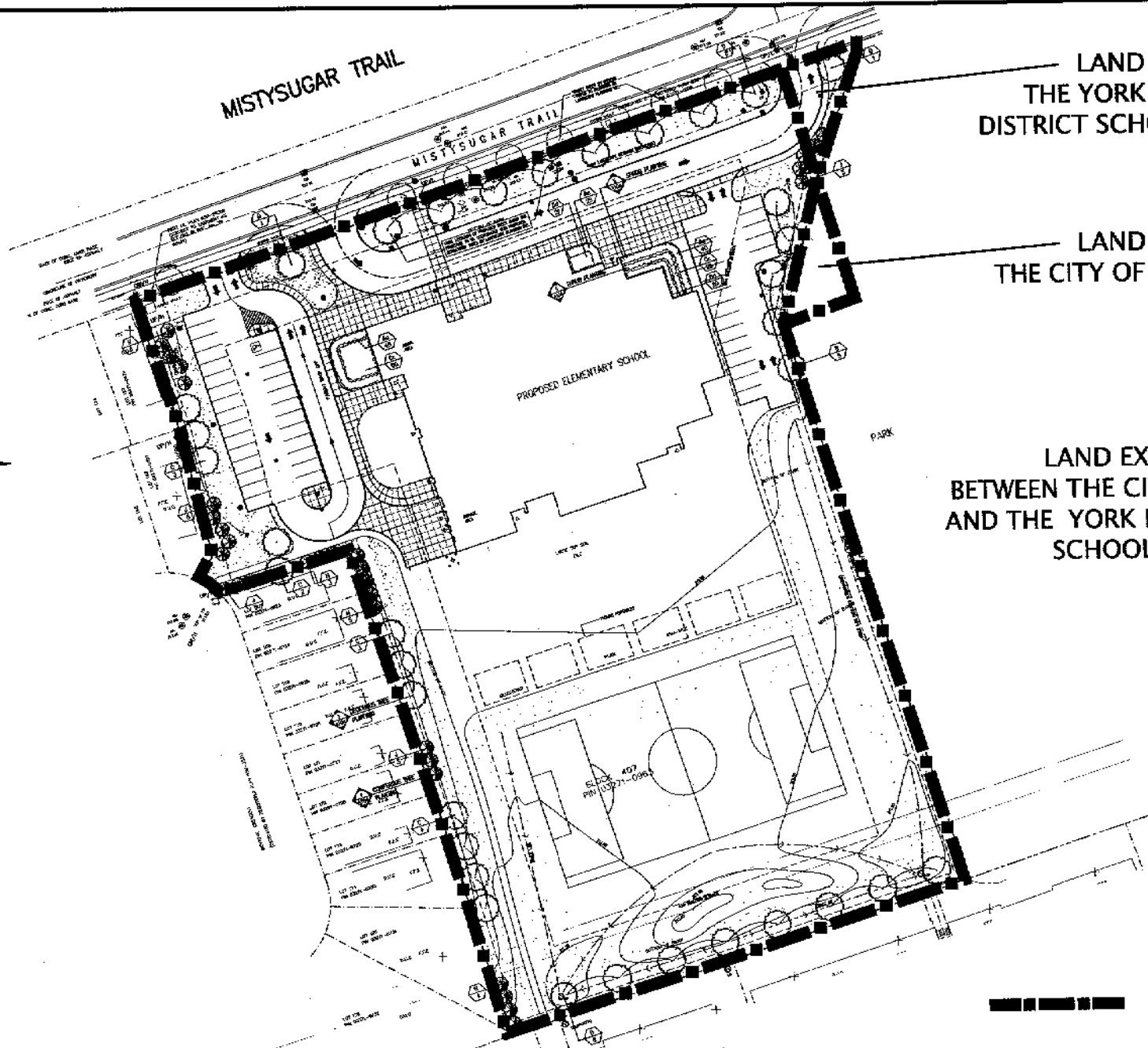
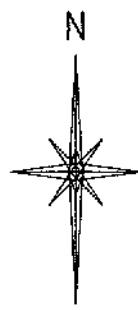
FILE #:	REPORT #:	DATE:	03/18/2002
DA.02.020	LOCATION: PART OF LOT 11, CONCESSION 2	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YORK REGION DISTRICT SCHOOL BOARD
		SCALE:	NOT TO SCALE

MISTYSUGAR TRAIL

LAND TO
THE YORK REGION
DISTRICT SCHOOL BOARD

LAND TO
THE CITY OF VAUGHAN

LAND EXCHANGE
BETWEEN THE CITY OF VAUGHAN
AND THE YORK REGION DISTRICT
SCHOOL BOARD



————— SUBJECT LANDS

ATTACHMENT '2'
SITE/LANDSCAPE PLAN

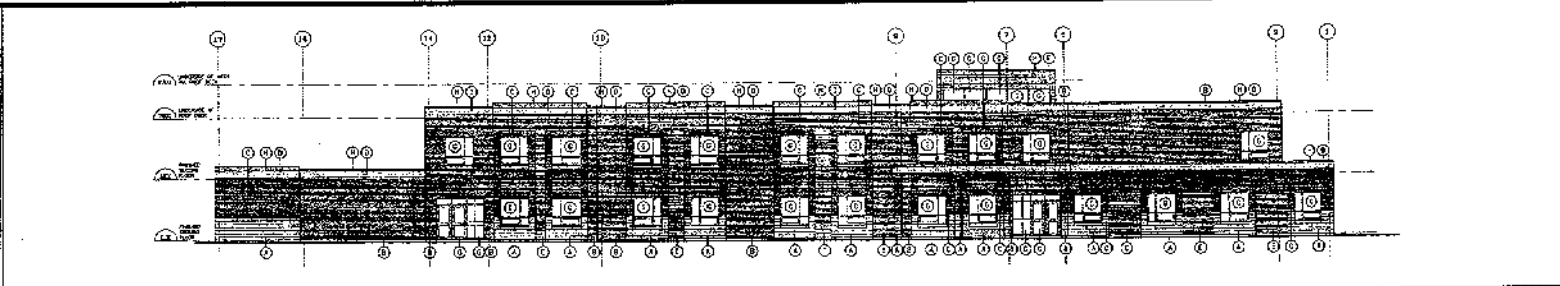
FILE #:
DA.02.020

REPORT #:
LOCATION:
PART OF LOT 11,
CONCESSION 2

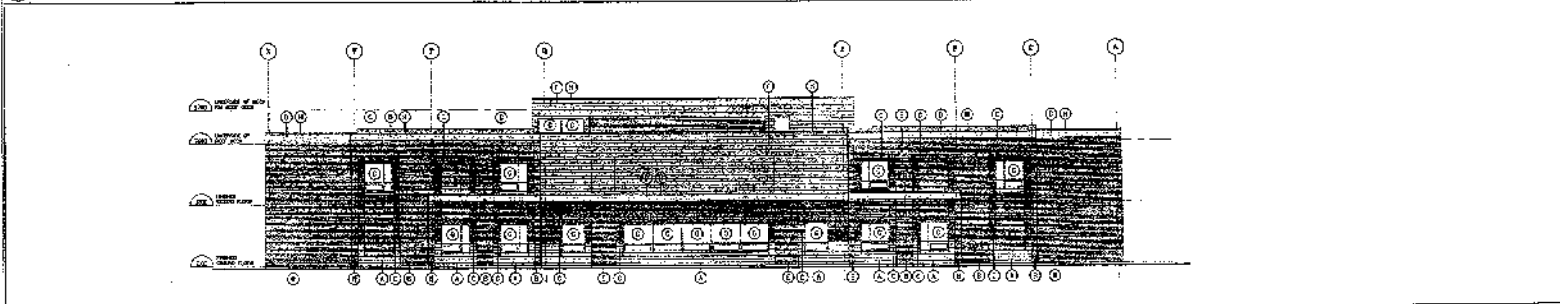
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

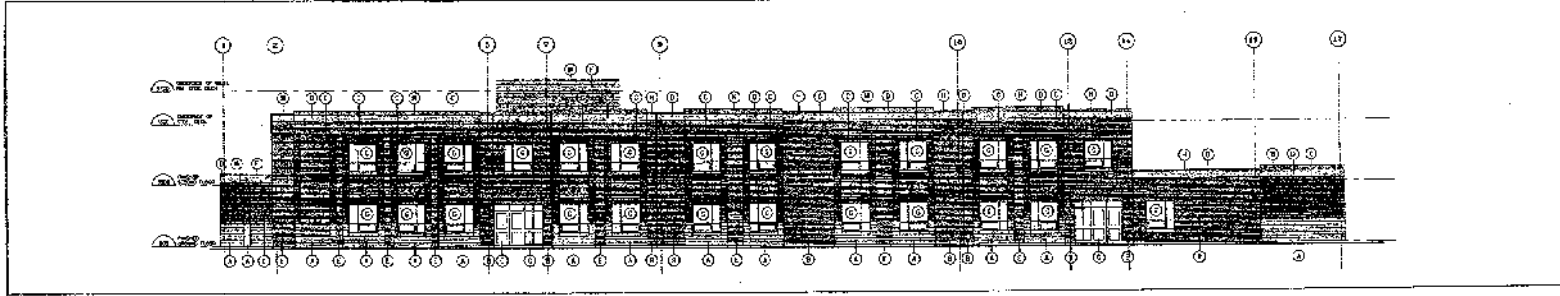
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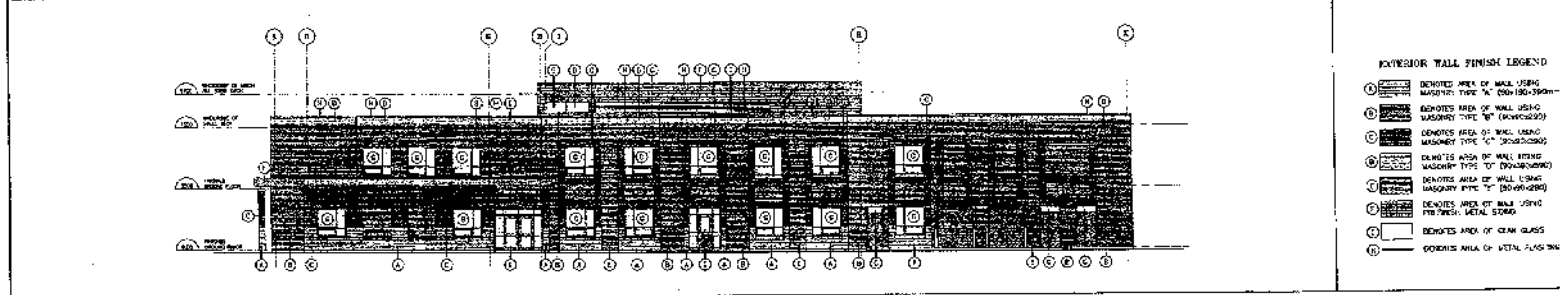
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"

- EXTERIOR WALL FINISH LEGEND**
- ① DENOTES AREA OF WALL USING MASONRY TYPE "A" (S01(S0-3500))
 - ② DENOTES AREA OF WALL USING MASONRY TYPE "B" (S04(S0-2500))
 - ③ DENOTES AREA OF WALL USING MASONRY TYPE "C" (S02(S0-2500))
 - ④ DENOTES AREA OF WALL USING MASONRY TYPE "D" (S04(S0-2500))
 - ⑤ DENOTES AREA OF WALL USING MASONRY TYPE "E" (S04(S0-2500))
 - ⑥ DENOTES AREA OF WALL USING FINISH: METAL SKIN
 - ⑦ DENOTES AREA OF CLEAR GLASS
 - ⑧ DENOTES AREA OF METAL FLASHING

PROFESSIONAL DESIGNER'S SEAL AND SIGNATURE REQUIRED FOR ALL DRAWINGS
 DESIGNER'S NAME: _____
 FIRM: _____
 ADDRESS: _____
 CITY: _____
 PROVINCE: _____
 COUNTRY: _____

DATE: _____

SCALE: _____

PROJECT: _____

NO. _____

TITLE: _____



DATE: _____

SCALE: _____

PROJECT: _____

TITLE: _____

NO. _____

EXTERIOR ELEVATIONS

A401 01-119

ATTACHMENT '3' ELEVATIONS

FILE #: DA.02.020

REPORT #: _____
 LOCATION: PART OF LOT 11,
 CONCESSION 2

CITY OF VAUGHAN
 PLANNING DEPARTMENT

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD

DATE: 03/18/2002
 SCALE: NOT TO SCALE