

## **COMMITTEE OF THE WHOLE MAY 20, 2003**

### **SITE DEVELOPMENT FILE DA.03.007** **YORK REGION DISTRICT SCHOOL BOARD**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.007 (York Region District School Board) BE APPROVED, subject to the following conditions:

1. The final site plan and building elevations shall be approved by the Commissioner of Planning.
2. The final site servicing and grading plans, stormwater management report, and access and on-site vehicular circulation shall be approved by the Engineering Department.
3. All hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.
4. The final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department.

#### **Purpose**

On February 6, 2003, the York Region School Board (YRDSB) submitted a site development application for a 2-storey, 5247m<sup>2</sup> elementary school, with provision for 5 future portables.

#### **Background - Analysis and Options**

The site is located north of Rutherford Road, between Hwy 27 and Islington Avenue, being Block 344 in Plan 65M-3277, at the southeast corner of Rota Crescent and Napa Valley, in Lot 16, Concession 8, City of Vaughan. The lands are designated "Elementary School" by OPA 600 and zoned RV3 Residential Urban Village Zone Three by By-Law 1-88.

The 2.02 ha site has approximately 130m frontage on Napa Valley Avenue and a depth of 210m on the east side.

- North - Napa Valley Avenue; residential (RV4 (WS) Residential Urban Village Zone Four)
- South - Rutherford Avenue; residential (R2 Residential Zone)
- East - Open Space (OS2 Open Space Park Zone)
- West - Rota Crescent; residential (RV4 (WS) Residential Urban Village Zone Four)

#### **Site Plan**

The site plan consists of a 5,247m<sup>2</sup> 2-storey building situated at the northern portion of the site, adjacent to the Napa Valley Avenue and Rota Crescent intersection, with the main entrance fronting onto Napa Valley Avenue. A playing field is shown to the south of the school, north of Rutherford Road. Five future portables and a light duty asphalt play area are proposed to the south side of the school. A kindergarten play area, enclosed with a vinyl chain link fence, is located directly adjacent to the school on the west side.

#### **Parking and Access**

The site has two access points, one from Rota Crescent and the other from Napa Valley Avenue. A bus drop-off area is situated between the front entrance of the school and Napa Valley Avenue.

The parent drop-off and parking lot are accessed separately from Rota Crescent. The 47 parking spaces are sufficient to serve the school and the future portables. Pedestrian access is provided from two concrete paved walkways from the north of the property line.

### **Landscaping**

The north, south 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 will require a cost estimate, detailing the extent of the landscape work, for approval by the Urban Design Department.

### **Elevations**

The two-storey building is proposed to be constructed of Ferric Red Canadian brick, accented with a pearl-white rock block. The accent brick adds detail around the windows and main entrance. The windows and doors are evenly spaced around the building. A pearl-white block is proposed for the base of the building, below the first floor windows on the east and west elevations, and below the first and second floor windows on the north and south elevations. A pre-finished metal flashing wraps around the top of the building; a prefinished metal siding mechanical/electrical room is on the rooftop. All waste is proposed to be stored internally, and a service area is provided on the southwest side of the school.

There are Architectural Design Guidelines in this area, which do not specify schools. However, the building design is in accordance with the approved Urban Design and Architectural Design Guidelines. Final approval of the building elevations and architectural features must be to the satisfaction of the Commissioner of Planning.

### **Servicing**

The subject lands have access to municipal services, including water, hydro, and sanitary and storm sewers. The final engineering plans must be to the satisfaction of the Engineering Department and the requirements of Hydro Vaughan Distribution Inc. must be met.

### **Conclusion**

Staff has 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 Plan
3. Elevations

### **Report prepared by:**

Nick DeBenedetti, Planner 1, ext. 8483  
Art Tikiryran, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning



# Attachment

# 1

FILE No.:  
DA.03.007  
Not to Scale  
April 25, 2003

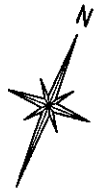
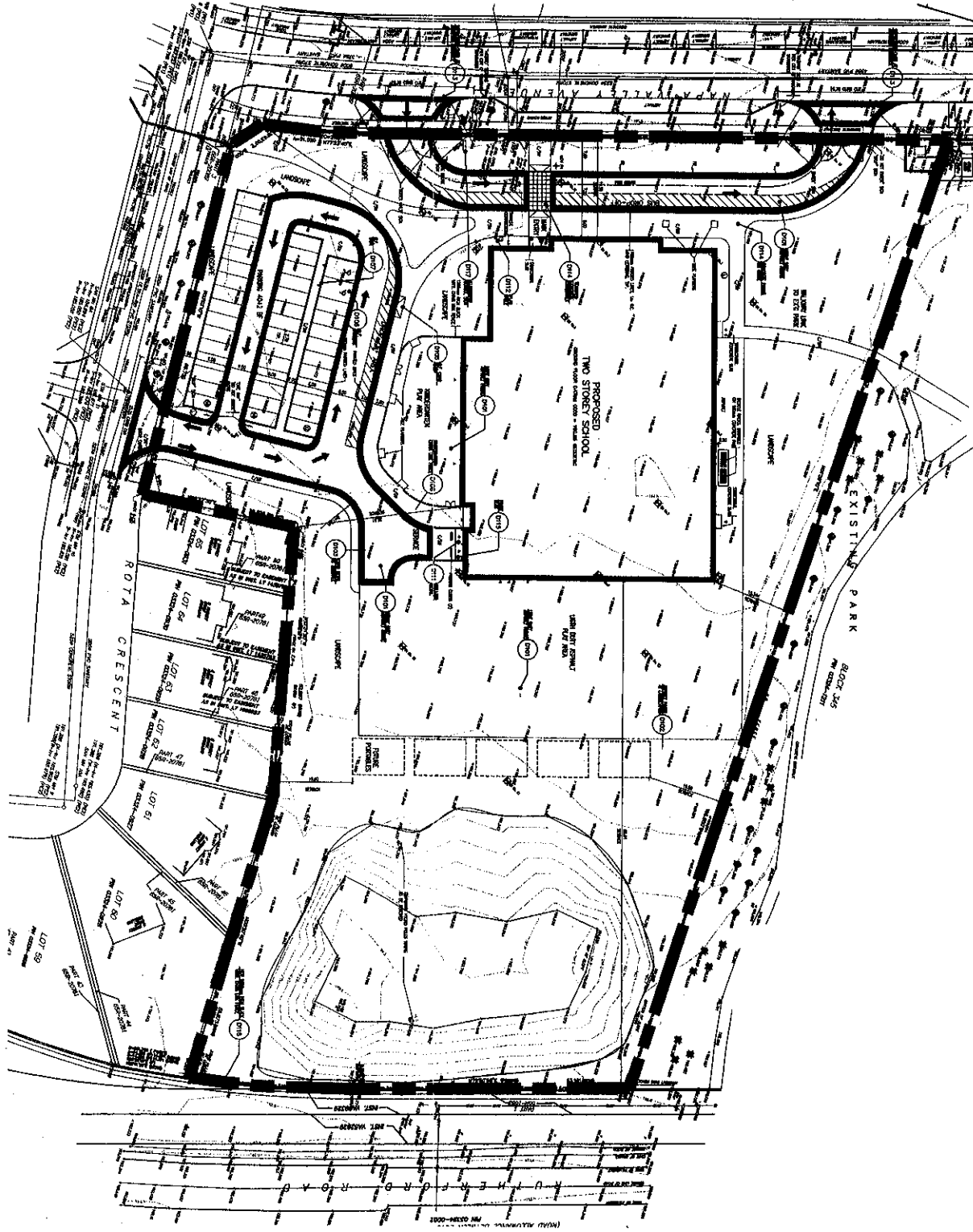
City of  
**Vaughan**

Community Planning Department

# Location Map

Block 344,  
Concession 8

APPLICANT:  
YORK REGION DISTRICT  
SCHOOL BOARD



**SITE STATISTICS**

1. Zoning	U	Unrestricted
2. Gross lot area	20,028.11	(7,925.5)
3. Coverage proposed	15.81%	2,800.00
4. Gross floor area permitted	Unrestricted	
5. Gross floor area proposed	3,194.44	
6. Second floor	2,085.61	
	Total: 5,281.05	
7. Landscaped area permitted	Unrestricted	
8. Landscaped area proposed	(3,000.00)	
9. Paved area	2,800.00	
10. (Including vehicular circulation and parking) (11,188.5)		
11. Future required parking spaces (234-570.5)	42	
12. Proposed parking spaces	42	
Staff & Visitors	0	
Total (42-2)	42	
13. Building height (top of roofing copes)	8.20 m	
14. Proposed front yard setback	15.50 m	
15. Proposed rear yard setback	9.81 m	
16. Proposed side yard setback	32.31 m	
North	15.34 m	
South		

SUBJECT LANDS



# Site Plan

Block 344,  
Concession 8

APPLICANT:  
YORK REGION DISTRICT  
SCHOOL BOARD

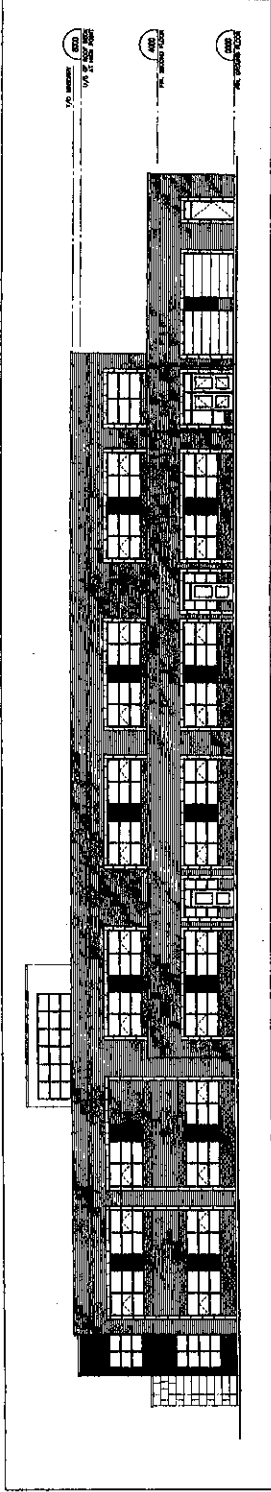
# City of Vaughan

Community Planning Department

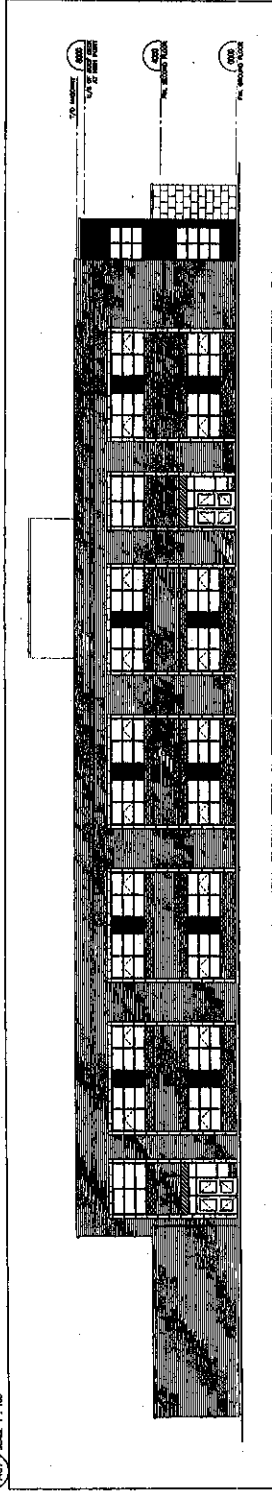
# Attachment

# 2

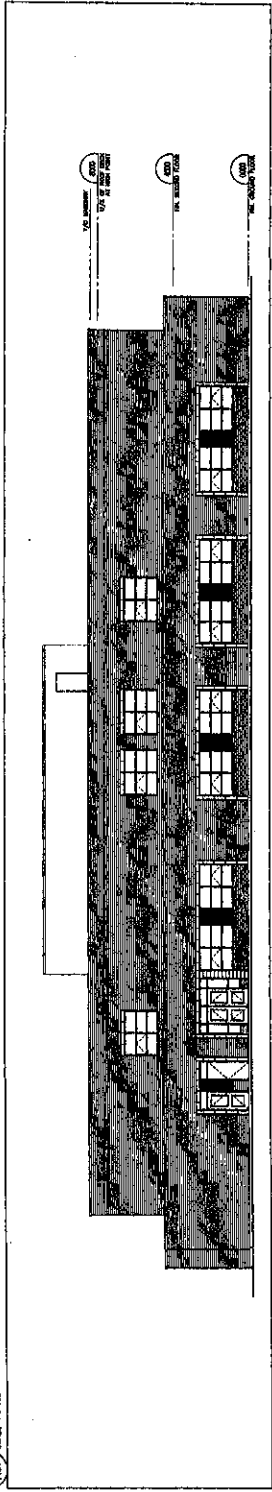
FILE No.:  
DA-03.007  
Not to Scale  
April 25, 2003



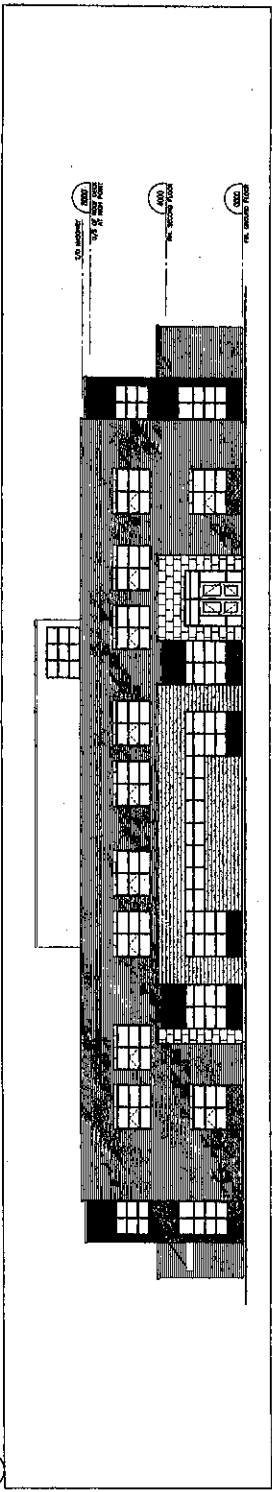
1 SOUTH ELEVATION  
A07 SCALE 1" = 10'



2 NORTH ELEVATION  
A07 SCALE 1" = 10'



3 EAST ELEVATION  
A07 SCALE 1" = 10'



4 WEST ELEVATION  
A07 SCALE 1" = 10'

# Elevations

Block 344,  
Concession 8

APPLICANT:  
YORK REGION DISTRICT  
SCHOOL BOARD

City of  
**Vaughan**

Community Planning Department

# Attachment 3

FILE No.:  
DA.03.007

Not to Scale  
April 25, 2003