

COMMITTEE OF THE WHOLE MARCH 22, 2004

SITE DEVELOPMENT FILE DA.04.005 **YORK REGION DISTRICT SCHOOL BOARD**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.005 (York Region District School Board) BE APPROVED, subject to the following conditions:

- i) the final site plan and building elevations shall be approved by the Urban Design Department.
- ii) the final site servicing and grading plans, stormwater management report, access and on-site vehicular circulation shall be approved by the Engineering Department.
- iii) all Vaughan Hydro and Fire Department requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc. and the Vaughan Fire Department, respectively.
- iv) the final landscape plan, including appropriate buffering along the residential lots and detailed landscape cost estimate, shall be approved by the Urban Design Department.
- v) CP Rail shall approve the final plans, prior to issuance of a full building permit.
- vi) all garbage shall be stored indoors until ready to be picked up.

Purpose

On January 29 2004, the York Region District School Board (YRDSB) submitted a site development application for a 2-storey, 5,268m² elementary school, with provision for 4 future portables, and 58 parking spaces.

Background - Analysis and Options

The 2.7 ha site is located northeast of Highway #7 and Kipling Avenue, east of Burwick Drive, being Lot 4, Registered Plan 515 (60 Burwick Drive) in Lot 6, Concession 7, City of Vaughan. The 2-storey school replaces the existing 1-storey Woodbridge Public School. The lands are designated "Elementary School" by OPA 240 and zoned R2 Residential Zone by By-Law 1-88.

The site is bounded by residential lots, CPR tracks and Regional Road 7 right-of way, with a 20m frontage on Burwick Drive, which also functions as the only access point to the site. The surrounding land uses are as follows:

- North - residential (R2 Residential Zone); Cheltenham Avenue
- South - Regional Road #7
- East - CP Rail Line
- West - residential (R2 and R3 Residential Zone); Burwick Drive

Existing Site Conditions

The site currently houses a narrow, 1-storey 3,060 m² building, oriented north/south on the site, setback 6.44m from the closest residential lot line to the north. A play area and 4 portables are also located on the site. The main entrance and access point to the site is from Burwick Drive,

leading to a driveway with turnaround circle at the south end, and to a parking area at the north end. The site is sparse with very little landscaping.

Proposed Site Plan

The proposed site plan consists of a 5,268m² 2-storey building located between two parking areas, and is setback a minimum 15m from all residential properties. The main entrance and access point continues to be from Burwick Drive, leading directly to two separate parking areas. The easterly third of the property is comprised of sod, and the remaining two-thirds are comprised of both heavy and medium duty asphalt. A play area is proposed at the south end of the school for kindergarten use, while a play structure has been identified at the southeast corner. Location for 4 future portables has been identified at the northeast portion of the site. The entire site is enclosed with a 1.8m high black vinyl chain link fence.

Parking and Access

The site has one access point, from Burwick Drive, a residential feeder off of Kipling Avenue, which leads to a driveway and parking areas. The site has been designed with two separate parking areas; the northern lot serves as both staff parking and a car drop-off, while the southern lot has been designed with a bus loop and drop-off area, separating bus and car movement. The 58 parking spaces are sufficient to serve the school and the future portables. Pedestrian access is anticipated from the sidewalk along Burwick Drive.

Landscaping

The landscape plan shows a line of deciduous trees along the western lot line abutting the residential lots, but inadequate screening along the northern lot line abutting residential lots. Additional planting in the form of deciduous and coniferous croppings is recommended along the northern lot line to provide the appropriate buffer to the school building, parking and activity areas. A cost estimate detailing the extent of the landscape work is also required prior to final approval.

The Urban Design Department has indicated that the play structure must conform to the latest CSA guidelines for children's play areas and equipment, and that landscaping, specifically along the edges of the site and the adjacent residential properties, needs to be intensified.

Elevations

The two-storey building is to be constructed using a combination of brick and architectural block, the latter making up the lower half of the building. The colour scheme has not been determined, but will consist of a two-tone treatment. Metal flashing caps the structure and adds a finished appearance to the building. Coloured elevations will be required for assessment.

Glazing in the form of windows and doors provide a break in the masonry façade, and architectural accents above the windows and entrance points provide additional architectural details. The east elevation facing the CPR rail line introduces a prefinished metal-type siding extending to the top of the building concealing the rooftop mechanical, while the remaining elevations for the most part are identical in the use of material.

The service area and overhead loading doors have been situated along the south and east elevations, away from the residential properties. All waste is proposed to be stored internally until pick-up time.

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 both the Fire Department and Hydro Vaughan Distribution Inc. must be met. The Engineering Department have indicated that CP Rail approval is required

Relationship to Vaughan Vision 2007

This report is consistent with the priorities established in subsection 5.5.3 of the Vaughan Vision 2007 by assisting school boards with the coordinated development of new schools.

Conclusion

Staff has reviewed the proposed elementary school site plan and can support the proposal, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan (First Submission)
3. Landscape Plan (First Submission)
4. Elevations (First Submission)

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

Lot 6,
Concession 7
 APPLICANT:
 YORK REGION DISTRICT
 SCHOOL BOARD



Community Planning Department

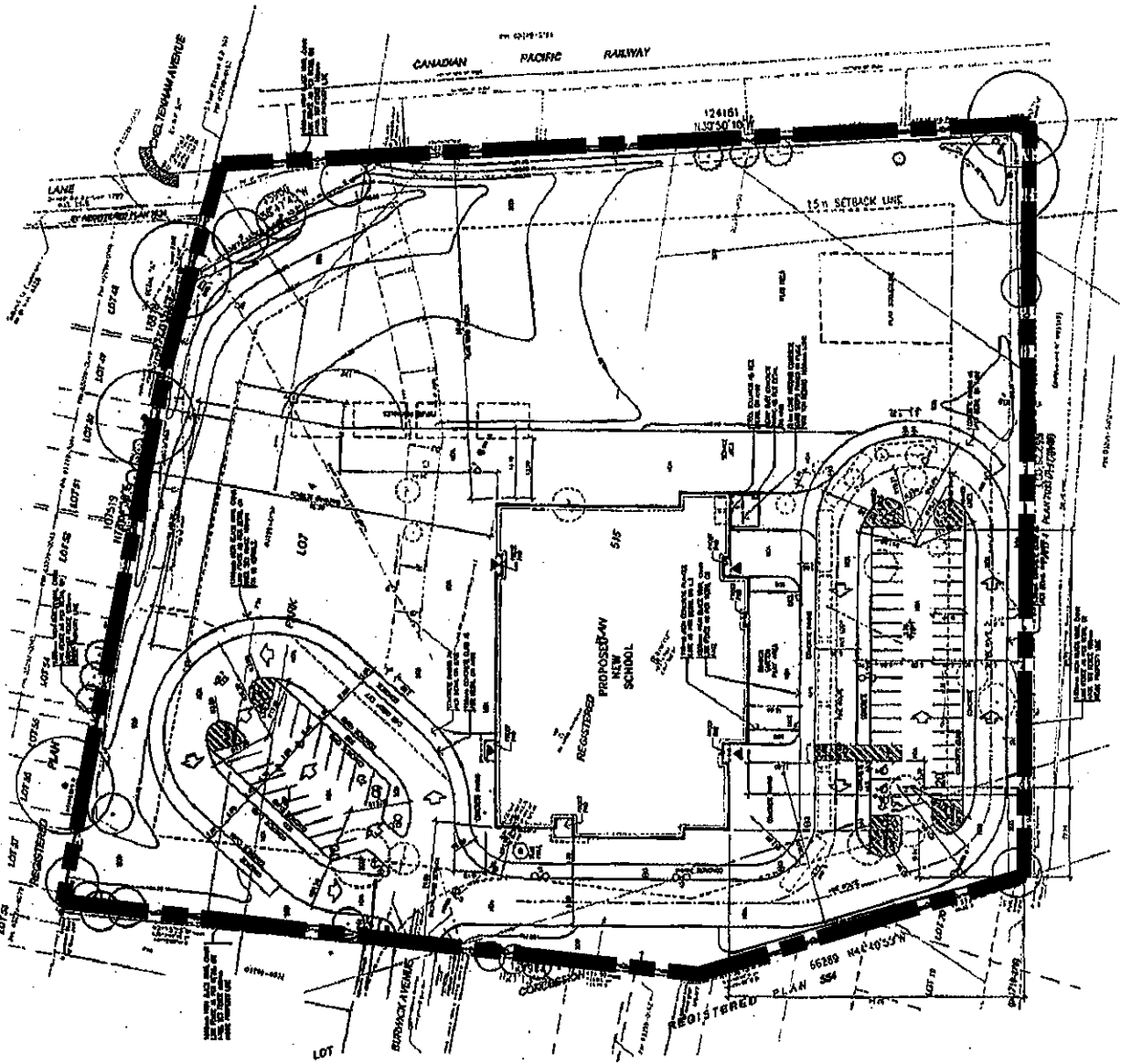
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FILE No.:
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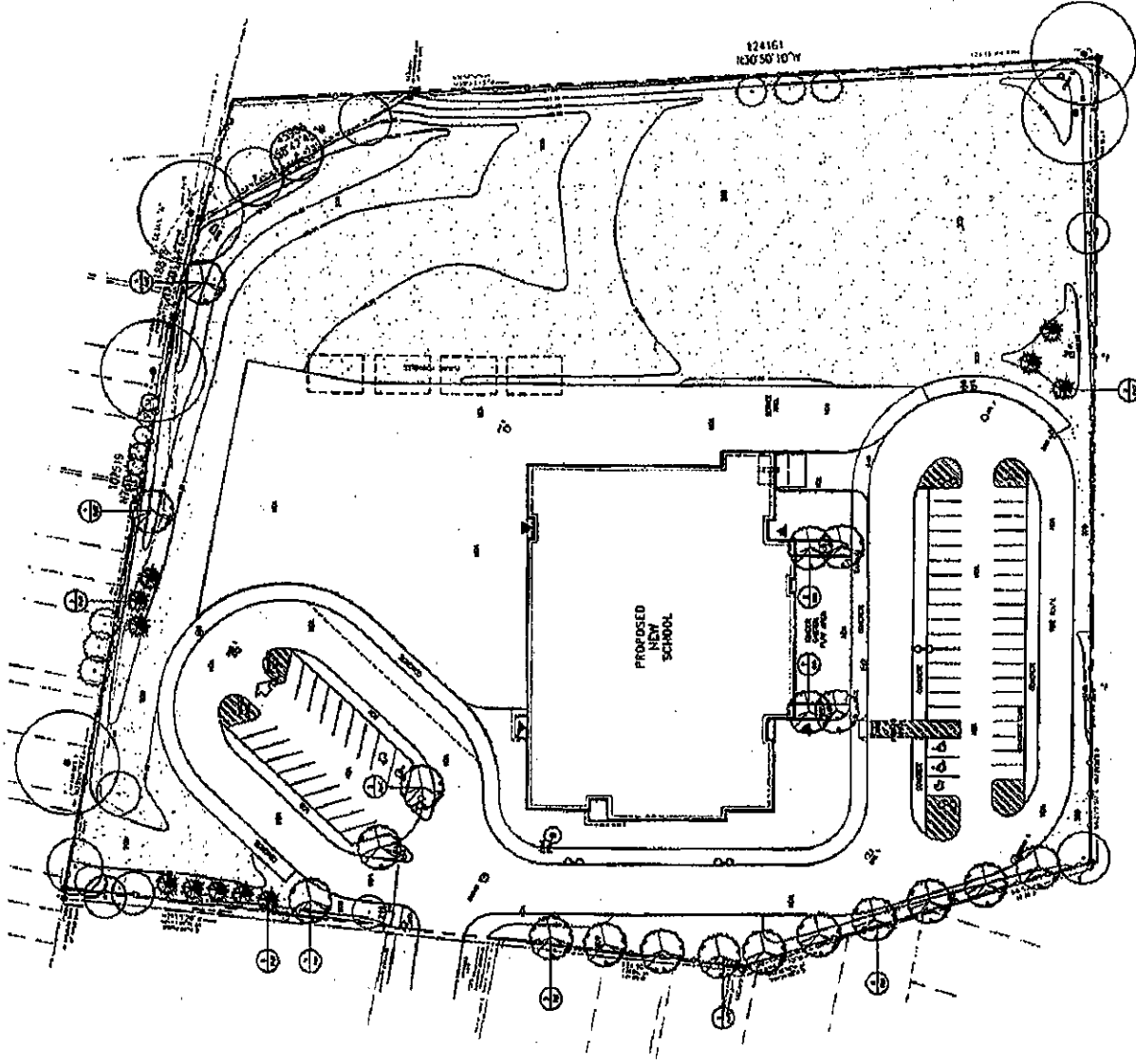
SUBJECT LANDS



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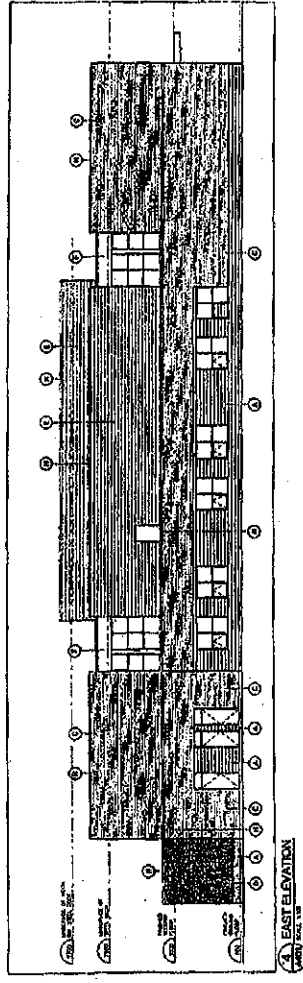
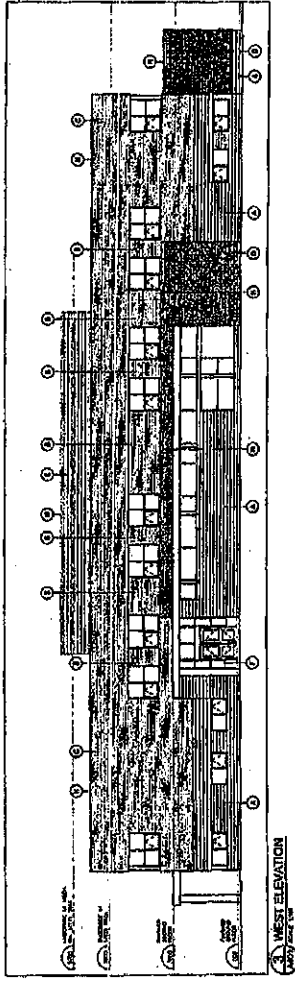
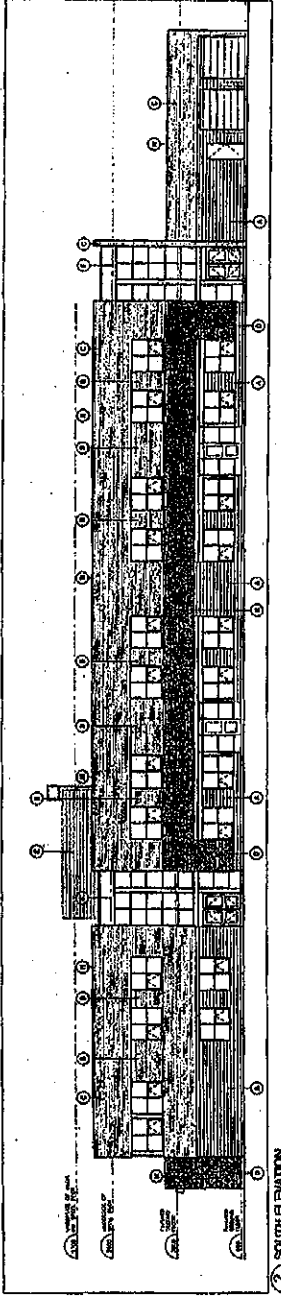
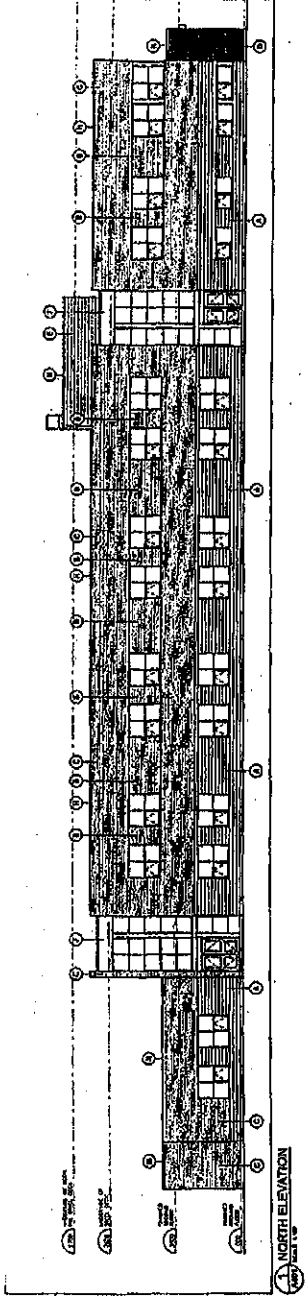
Site Plan
 Lot 6,
 Concession 7
 APPLICANT:
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Attachment 3
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Landscape Plan
 Lot 6,
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Elevations

Lot 6,
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Attachment 4

FILE No.:
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