

COMMITTEE OF THE WHOLE MAY 3, 2004

SITE DEVELOPMENT FILE DA.04.008
YORK REGION DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.008 (York Region District School Board) BE APPROVED, subject to the following:

1. That prior to the issuance of a building permit:
 - i) the final site plan and building elevations be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan be approved by the Urban Design Department; and
 - iii) the final site grading, servicing plans and stormwater management report, parking access and on-site circulation be approved by the Engineering Department.

Purpose

On February 13, 2004, the York Region District School Board submitted a Site Development Application for a 3-storey, 15,804m² secondary school, with provisions for 6 future portables, on a 5.9 ha site.

Background - Analysis and Options

The site is located at the southwest corner of Pleasant Ridge Avenue and Autumn Hill Boulevard, being Block 289 on Registered Plan 65M-3591 and Block 385 on Registered Plan 65M-3673, in Lot 13, Concession 2, City of Vaughan. The square-shaped, 5.9 ha lot has 229.4m frontage on Autumn Hill Boulevard and 247.04m flankage on Pleasant Ridge Avenue.

The surrounding land uses are:

- North - Autumn Hill Boulevard; residential (RVM1 (WS-B) Residential Urban Village Multiple Zone One (Wide-Shallow Lots))
- South - vacant; future park (RV4 (WS) Residential Urban Village Zone Four (Wide-Shallow Lots))
- East - Pleasant Ridge Avenue; residential (RV3 (WS) Residential Urban Village Zone Three (Wide-Shallow Lots))
- West - vacant; future park (RV4 (WS) Residential Urban Village Zone Four (Wide-Shallow Lots)), Toronto Reservoir (A Agricultural Zone)

Official Plan/Zoning

The subject lands are designated "Low Density Residential" by OPA 600, and zoned RV4 (WS) Residential Urban Village Zone Four (Wide-Shallow Lots) by By-law 1-88, subject to Exception 9(1063). The proposed development conforms to both the Official Plan and Zoning By-law.

Site Design

The school building is situated at the northeast corner of the site, providing a positive street relationship at the intersection of Autumn Hill Boulevard and Pleasant Ridge Avenue. The parking area is west of the building, abutting Autumn Hill Boulevard. Directly south of the parking area is the soccer field, volleyball and basketball courts and 6 proposed future portables. The sodded area and practice field are directly south of the school building. Walkway connections to the school are provided from the public sidewalks along both Autumn Hill Boulevard and Pleasant Ridge Avenue, allowing for safe pedestrian movement across the site.

Parking and Access

The site plan shows two full movement access driveways from Autumn Hill Boulevard leading to the parking area. A service access is provided on Pleasant Ridge Avenue leading to the south end of the building. A total of 272 parking spaces are provided, including 4 handicapped spaces, which is sufficient to serve the building and the 6 proposed future portables. Access design and parking layout must be to the satisfaction of the Engineering Department.

Servicing

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

Landscaping and Parks

The landscape plan consists of a mix of deciduous and coniferous tree planting along both streets, visually enhancing the development and providing a natural screen for adjacent residential uses to the north and the east. Planting has also been provided in the walkway area in front of the main entrance to the school, and within the concrete island in the parking area.

The Parks Department has commented that internal walkway connections to the park blocks to the west and south of the school site must be provided and shown on the final drawings.

The final landscape plan must be to the satisfaction of the Urban Design Department, in consultation with the Parks Department.

Elevations

The main entrance to the school is located on the west elevation facing the parking area, and is covered by a canopy supported by a single column. A similar entrance is provided south of the main entrance. Two sets of double door entrances are provided along the east elevation, and framed by pre-finished aluminum paneling, with alternating bands of spandrel glass in clear and blue tones. The north and south elevations also provide entrances to the building, with the south elevation having overhead doors for service and maintenance.

The building is predominately 3 storeys, to a height of 12.8m. The construction material used throughout the building is a combination of brick in a red/orange tone, with buff coloured horizontal bands and stucco. Along the east elevation, buff toned architectural block is used with grey architectural block on the west elevation. The upper portion of the building is constructed with metal siding in a colour complimenting the architectural block. An architectural accented screen wall along the east elevation will enclose the courtyard area intended for use by technology classes. The screen wall will be constructed with grey architectural block with decorative iron bars latticing the circular openings.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

Conclusion

Staff have reviewed the site plan application, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed secondary school. Should the Committee concur, Site Development Application DA.04.008 (York Region District School Board) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevation

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG

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SUBJECT LANDS

Attachment 1

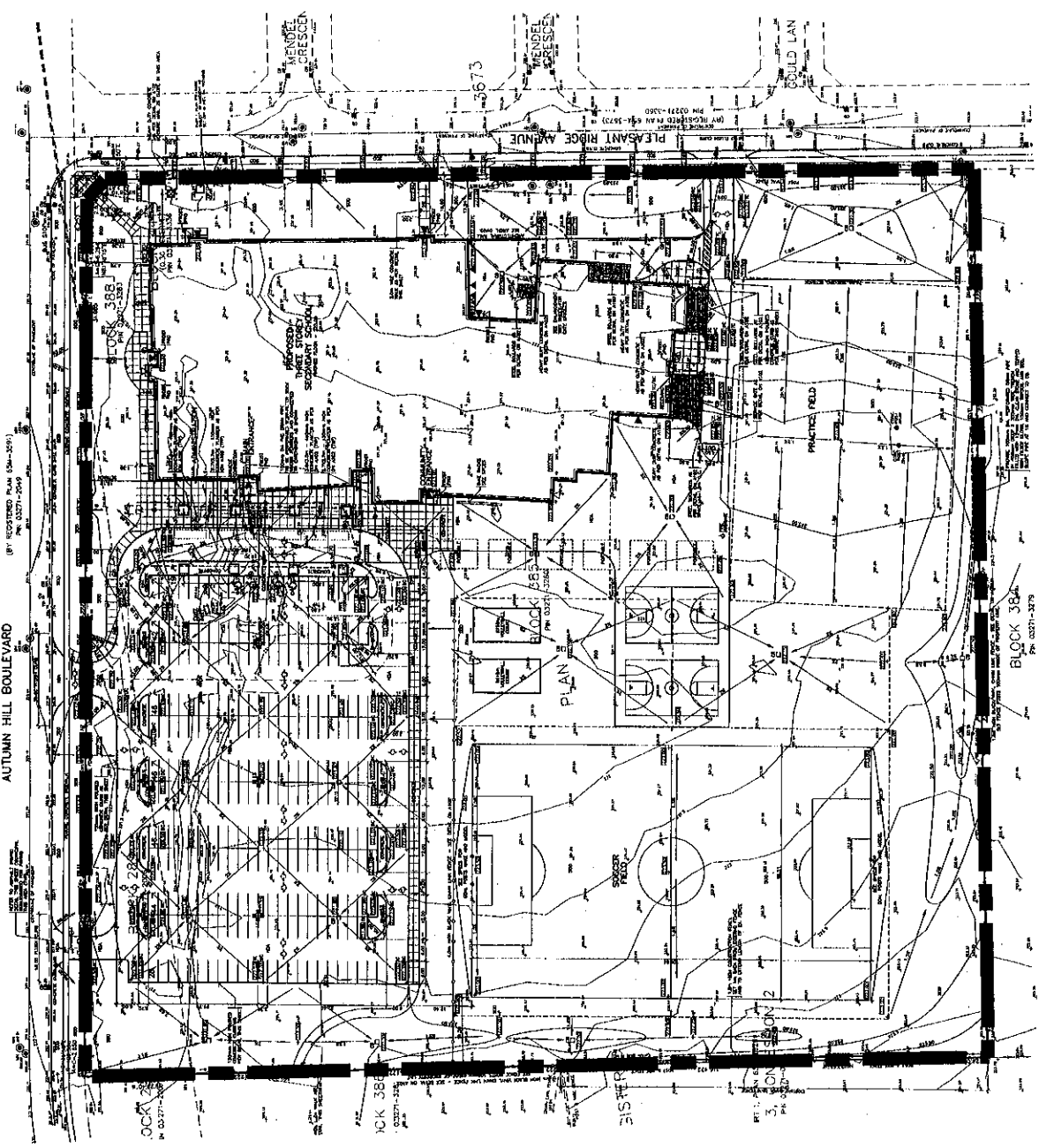
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DA.04.008
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April 7, 2004



Community Planning Department

Location Map

Part of Lot 13,
Concession 2
APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD
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SUBJECT LANDS

Attachment
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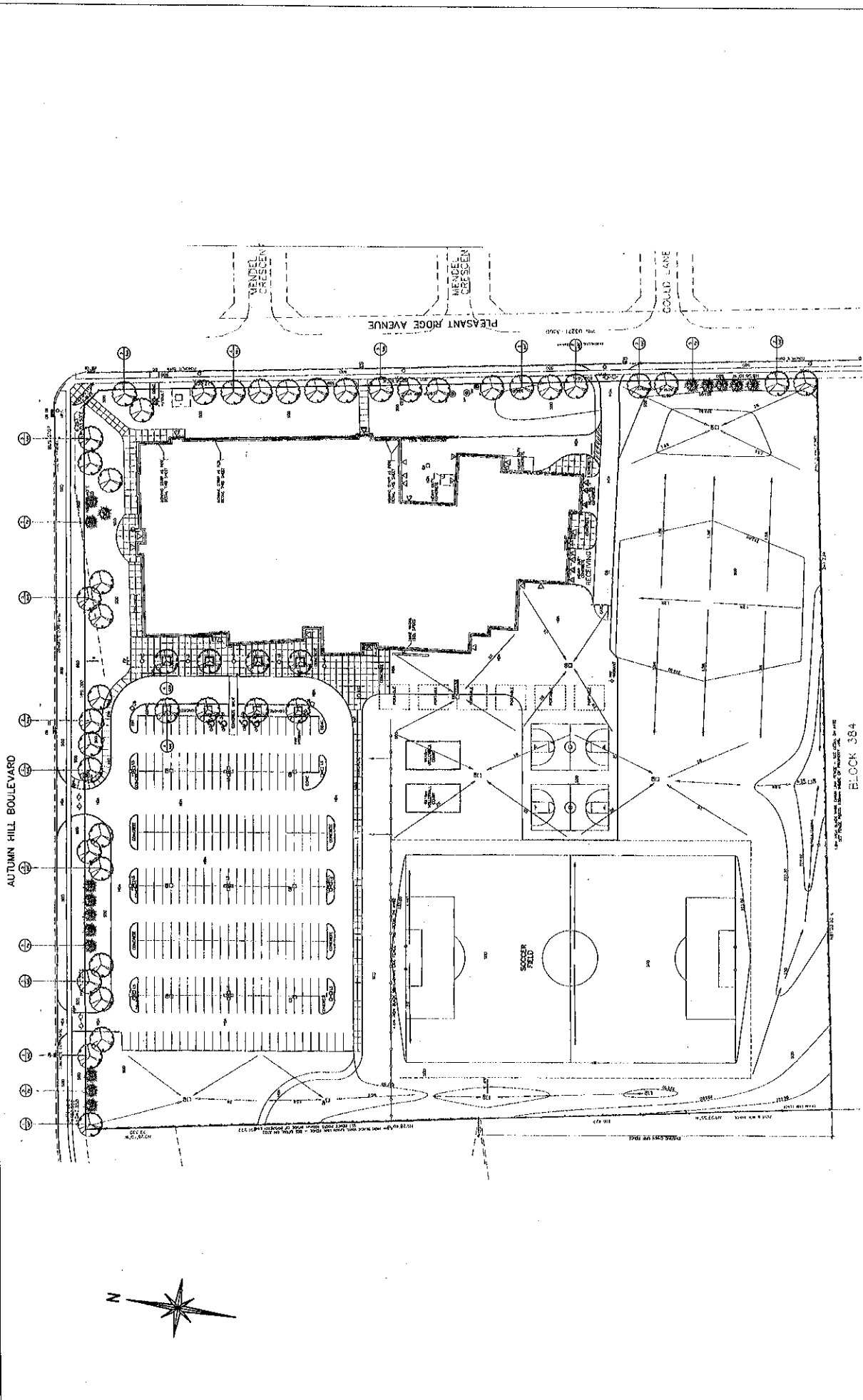
City of
Vaughan
Community Planning Department

Site Plan

Part of Lot 13,
Concession 2

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

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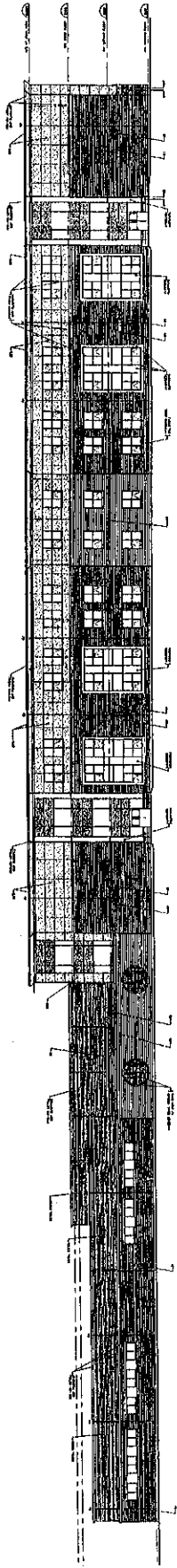


BLOCK 384
 PPA 23271-23278

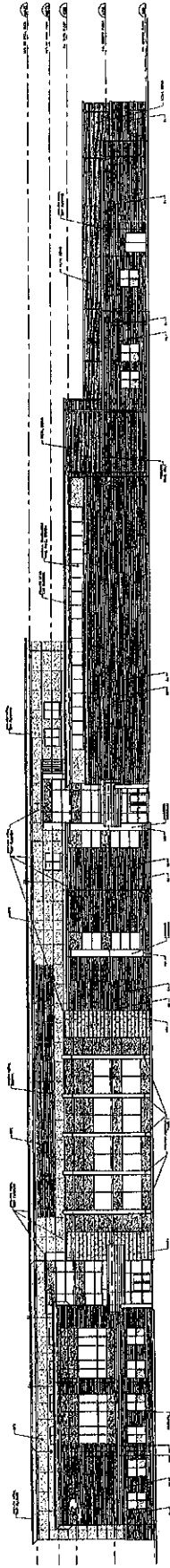
Attachment 3
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 Community Planning Department

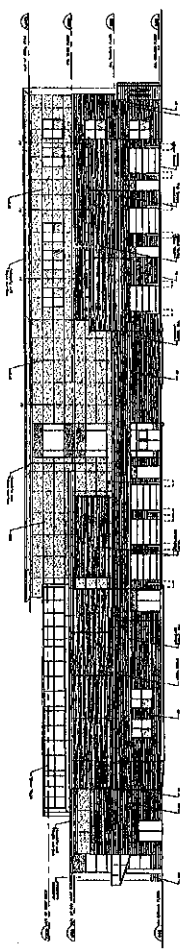
Landscape Plan
 Part of Lot 13,
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 APPLICANT:
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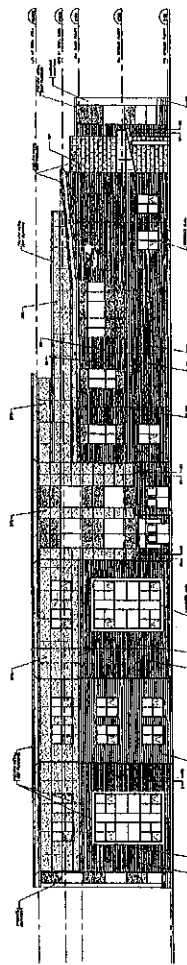
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Elevations

Part of Lot 13,
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Attachment 4

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