

COMMITTEE OF THE WHOLE MAY 17, 2004

SITE DEVELOPMENT FILE DA.04.011
YORK REGION CATHOLIC DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.011 (York Region Catholic 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 for the school addition and portables 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; and
 - iii) the final site grading, servicing plans and stormwater management report, parking, and on-site circulation shall be approved by the Engineering Department.

Purpose

On February 20, 2004, the York Region Catholic District School Board submitted a Site Development Application to permit a 2,182.4 m² addition to the St. Elizabeth Catholic High School to facilitate space for the Regional Art's Program, and the relocation of 6 existing portables.

Background - Analysis and Options

The site is located on the east side of New Westminster Drive, north of Clark Avenue West (525 New Westminster Drive), being Block 138 on Registered Plan 65M-2727, within Lots 4 and 5, Concession 2, City of Vaughan. The irregular-shaped, 4 ha lot fronting on West Promenade, is developed with a 20,124.13 m² secondary school building. Six portables are sited in the location of the proposed building addition, and are to be relocated to the south area of the property.

The surrounding land uses are:

- North - West Promenade; residential (RA3 Apartment Residential Zone)
- South - open space park (OS2 Open Space Park Zone)
- East - open space park (OS2 Open Space Park Zone)
- West - New Westminster Drive; residential (R3 Residential Zone)

Official Plan/Zoning

The subject lands are designated "Secondary School" by OPA 210 (Thornhill-Vaughan Community Plan), and the proposed development conforms to the Official Plan.

The subject lands are zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(783), which permits schools. The proposed development complies with the Zoning By-law.

Site and Elevation Design

The existing U-shaped school building is located centrally on the triangular-shaped site, with parking to the north and west. The 12.8 m high addition is proposed at the north end of the building. The addition will accommodate a multi-purpose room designed as a teaching classroom for the arts program, as well as performances. A balcony will accommodate three rows of seating to be used during performances.

Existing landscaping on site will be maintained along New Westminster Drive. The six portables located in the area of the new addition will be relocated to the south portion of the site, abutting the neighbouring soccer field. Five trees will be removed to accommodate the portables, and five new trees will be planted to the west of the portables to provide a visual screen from New Westminster Drive.

The proposed addition will be constructed with a beige coloured brick in keeping with the material used on the existing building. The ground floor of the west elevation will include glass units and a canopy supported by columns that projects outward. Three rectangular-shaped windows will also be incorporated above the canopy along the west elevation.

The east elevation contains the main entrance to the addition, which is constructed with double glass doors and framed with glass units. New tree planting will be provided along this elevation to enhance the aesthetic appeal of this area of the site, which faces a woodlot. The north façade includes window treatment along the ground floor.

Parking and Access

The proposed addition has no impact on the existing parking areas or vehicular accesses to the site. However, 21 new parking spaces will be provided to the west of the school addition, including 2 handicapped spaces and additional tree planting. The required parking for the site is 290 spaces, which is the total number of spaces that will be provided on the site.

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.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 210.

Conclusion

Staff have reviewed the site plan application in accordance with the Official Plan and Zoning By-law, and are satisfied that the proposed addition to the secondary school and the relocation of 6 portables can be appropriately accommodated on the site.

Should the Committee concur, Site Development Application DA.04.011 (York Region Catholic District School Board) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

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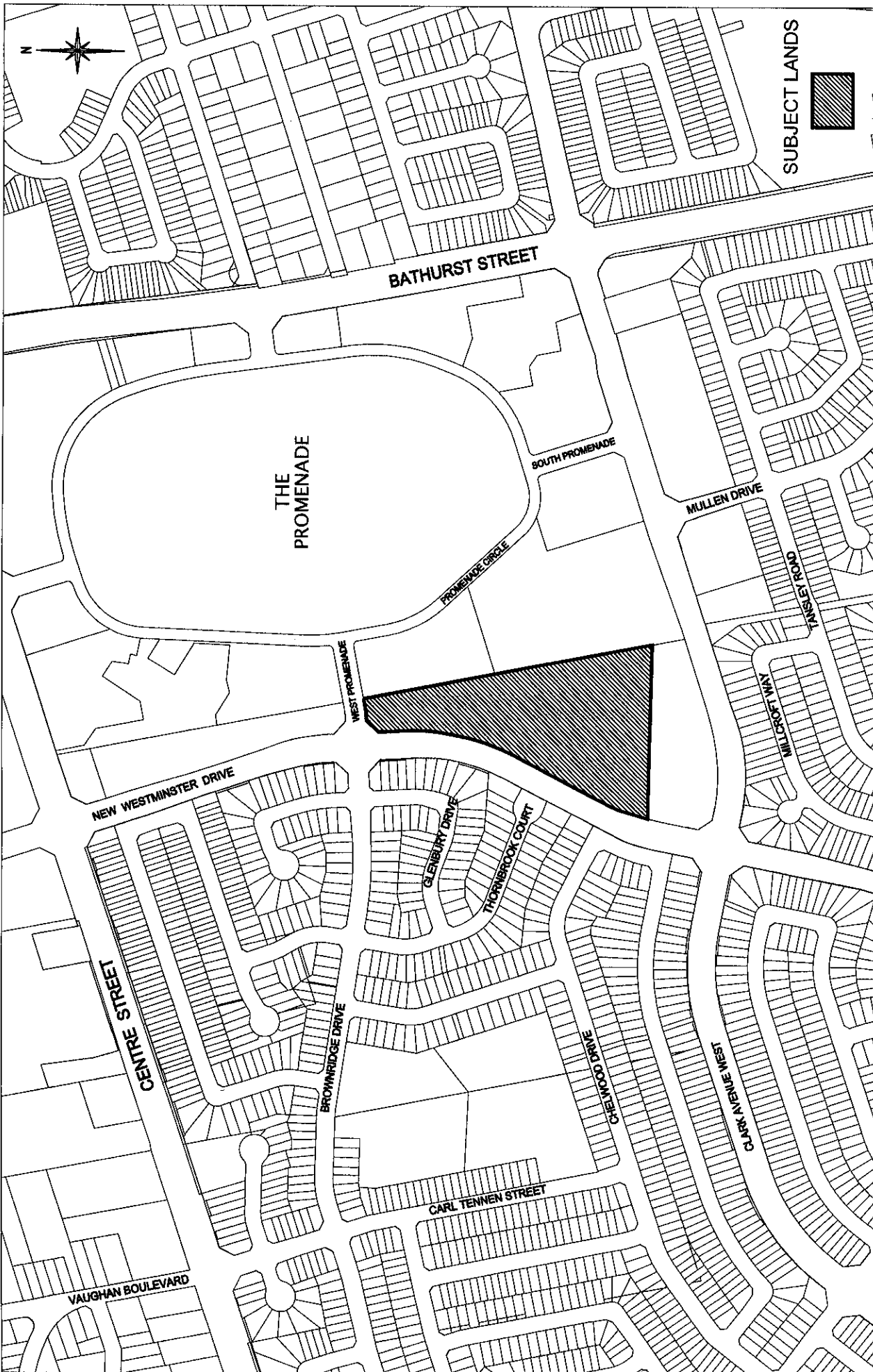
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment 1

FILE No.:
DA.04.011
Not to Scale
March 4, 2004

City of Vaughan

Community Planning Department

Location Map

Part of Lot 4 & 5,
Concession 2
APPLICANT:
YORK REGION CATHOLIC
DISTRICT SCHOOL BOARD

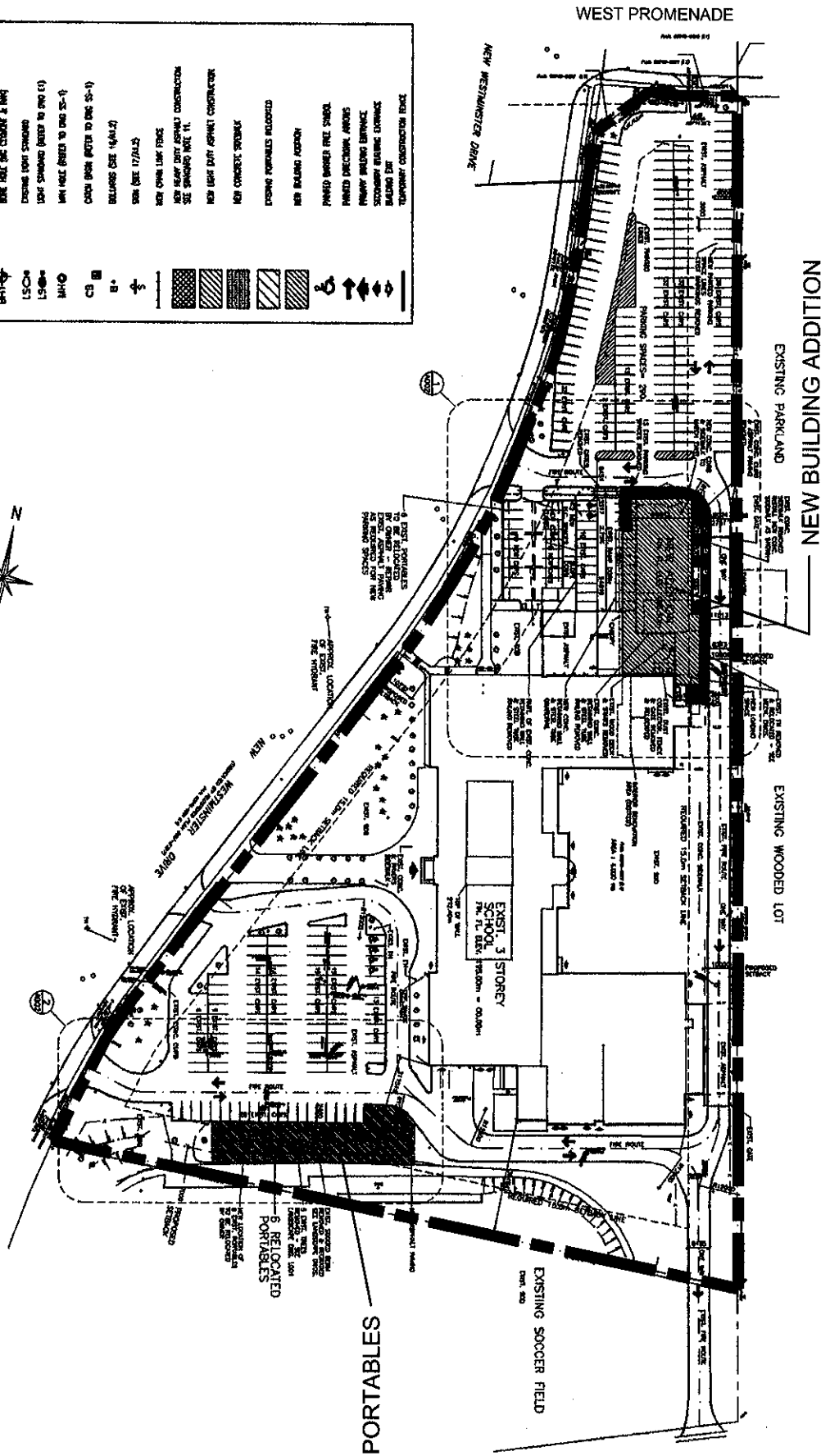
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SUBJECT LANDS



LEGEND

	EXISTING FIELD LIGHT STANDARD
	EXISTING LIGHTING (LONG & PARCEL LOT)
	PROPOSED LIGHTING
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT (NEW CONSTRUCTION)
	EXISTING LIGHT STANDARD
	NEW LIGHT STANDARD (NEW CONSTRUCTION)
	NEW MAN HOLE (NEW CONSTRUCTION)
	NEW CATCH BASIN (NEW CONSTRUCTION)
	NEW BELLOWS (NEW CONSTRUCTION)
	NEW SINK (NEW CONSTRUCTION)
	NEW CHAIN LINK FENCE
	NEW HEAVY DUTY ASPHALT CONSTRUCTION
	NEW LIGHT DUTY ASPHALT CONSTRUCTION
	NEW CONCRETE SIDEWALK
	EXISTING PORTABLES RELOCATED
	NEW BUILDING ADDITION
	PAVED BARRIER FREE SIDEWALK
	PAINTED CURB/CURB AND ANGLE
	PRIMARY BUILDING ENTRANCE
	SECONDARY BUILDING ENTRANCE
	BUILDING EXIT
	TEMPORARY CONSTRUCTION FENCE



Site Plan

Part of Lot 4 & 5,
Concession 2
APPLICANT:
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DISTRICT SCHOOL BOARD

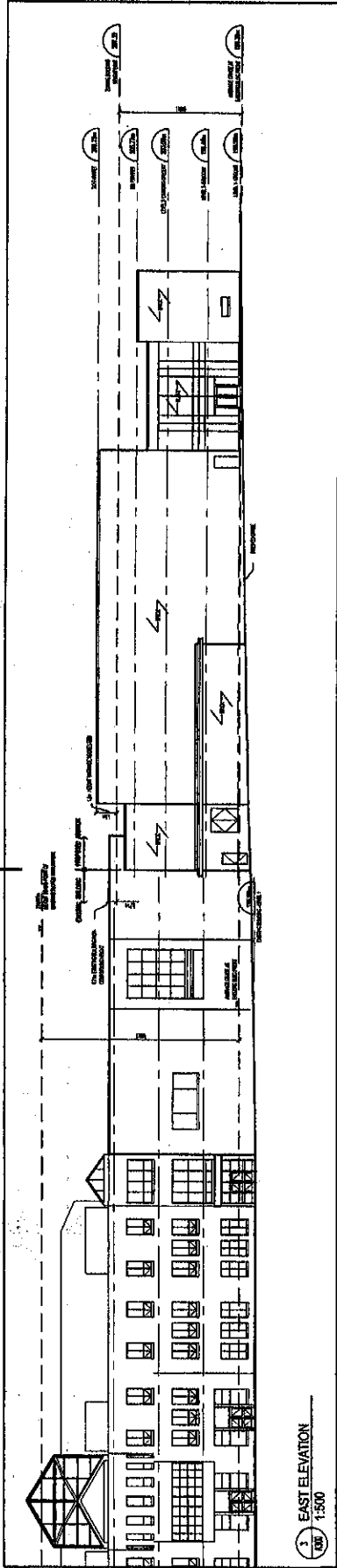


Community Planning Department

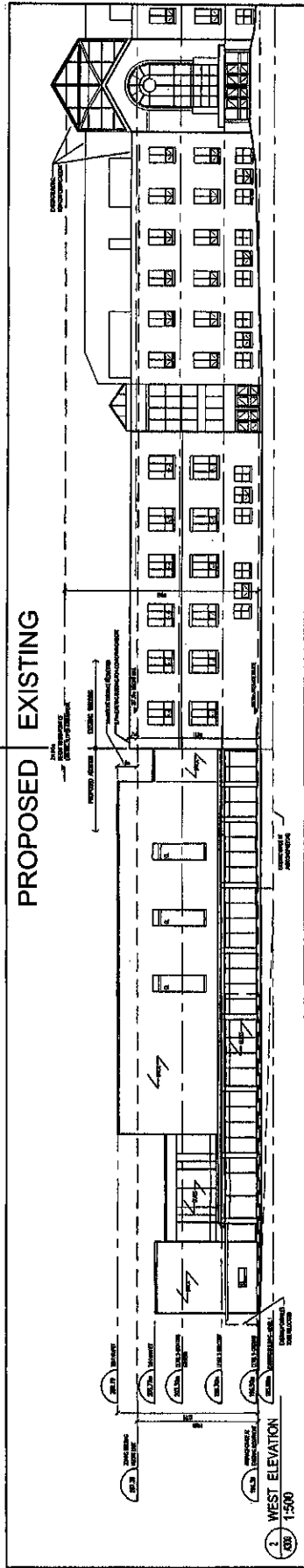
Attachment 2

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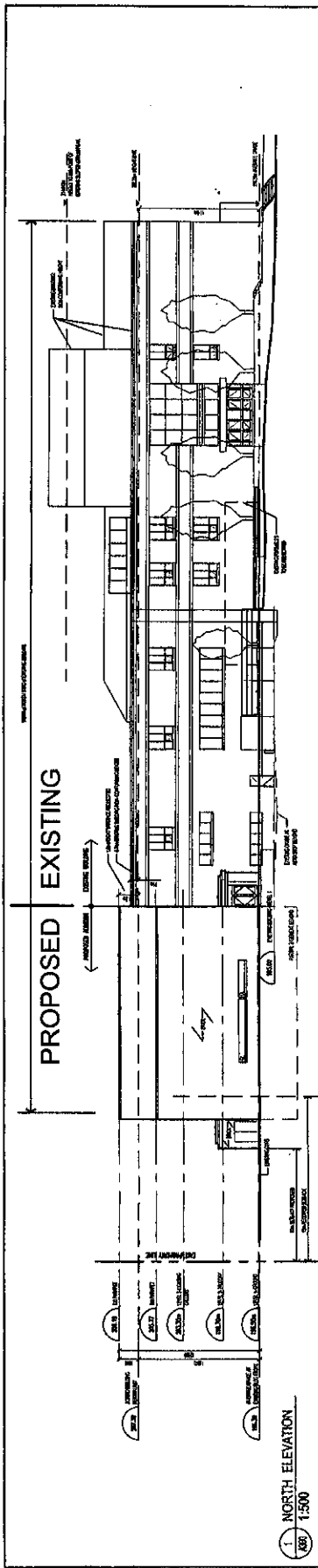
EXISTING PROPOSED



PROPOSED EXISTING



PROPOSED EXISTING



Elevation Plan

Part of Lot 4 & 5,
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Attachment 3

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