

COMMITTEE OF THE WHOLE NOVEMBER 1, 2004

SITE DEVELOPMENT FILE DA.04.038
YORK CATHOLIC DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.04.038 (York 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, landscape plan and building elevations shall be approved by the Development Planning 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; and
 - iii) all requirements of PowerStream Inc. shall be satisfied.
2. That the School Board be advised by the Development Planning Department that no unauthorized alterations shall be made to the approved Site Plan or Building Permit drawings, including changes to the physical design as it relates to traffic circulation in and around the school, without first obtaining approval from the Development Planning Department and the Building Standards Department.

Purpose

The York Catholic District School Board has submitted a Site Development Application to permit a 2-storey catholic elementary school, with provision for 6 future portables, and 59 parking spaces, on a 2.01 ha site.

Background - Analysis and Options

The site is located on the north side of Napa Valley Avenue, west of Forest Fountain Drive, being Block 254 on Registered Plan 65M-3318 and Block 332 on Registered Plan 65M-3305, within Part of Lot 18, Concession 8, City of Vaughan. The site area is 2.01 ha, with approximately 143 m frontage on Napa Valley Avenue, and a lot depth of 155.7m. The lands are designated "Low Density Residential" by OPA 600, and zoned RV3 Residential Urban Village Zone Three, subject to Exception 9(988).

The surrounding land uses are:

- North - residential (RV3 and RV4 Residential Zones)
- South - Napa Valley Avenue; residential (RV4 Residential Zone)
- East - residential (RV3 and RV4 Zones)
- West - OS2 Open Space Park Zone

The proposed 2-storey school is situated at the southeast end of the site, with the primary entrance fronting onto Napa Valley Avenue. A sodded play area is shown at the north end of the site, which includes a junior soccer field. Six future portables and a large asphalt play area are proposed just north of the building. A kindergarten play area and a childcare play area are located on the west side of the school and are enclosed by a chain link fence.

Elevations

The building is to be constructed of two earth-tone colour bricks. Soldier course accent adds architectural detail around the windows and entrances. The windows and doors are evenly spaced around the building. Soldier course accent is also provided along the roofline, and topped with a blue-colored metal flashing. The roof is constructed of pre-finished metal and peaks at the southeast end of the south elevation. All roof top mechanical equipment shall be screened appropriately on all four sides of the building.

Parking and Access

The site has two access points from Napa Valley Avenue. A bus drop-off area is sited in front of the main entrance of the building. One parking area is located at the west side of the property. A row of parking is also provided along Napa Valley Avenue in front of the building, which includes two handicapped spaces. The 59 parking spaces proposed are sufficient to accommodate the school and 6 future portables.

Pedestrian access to the school is provided from three concrete paved walkways along Napa Valley Avenue.

Site Servicing & Grading

The school will be serviced by municipal water and sewage services. The final site servicing and grading plans, and storm water management report must be approved by the Engineering Department.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

Landscaping

The north, east and west perimeters of the site are landscaped and tree-lined, with a mix of coniferous and deciduous trees and shrubs. The landscape strip located at the front of the school also includes both coniferous and deciduous trees and shrubs. The final landscape plan and landscape cost estimate shall be approved by the Development Planning Department.

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 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, Site Development Application DA.04.038 (York Catholic 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. Elevations

Report prepared by:

Carmela Marrelli, Planner, ext. 8791

Art Tikiryan, Senior Planner, ext. 8212

Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\WORKING\MARRELLC\YCDSBDA04038



Attachment 1

FILE No.:
DA.04.038
Not to Scale
October 19, 2004

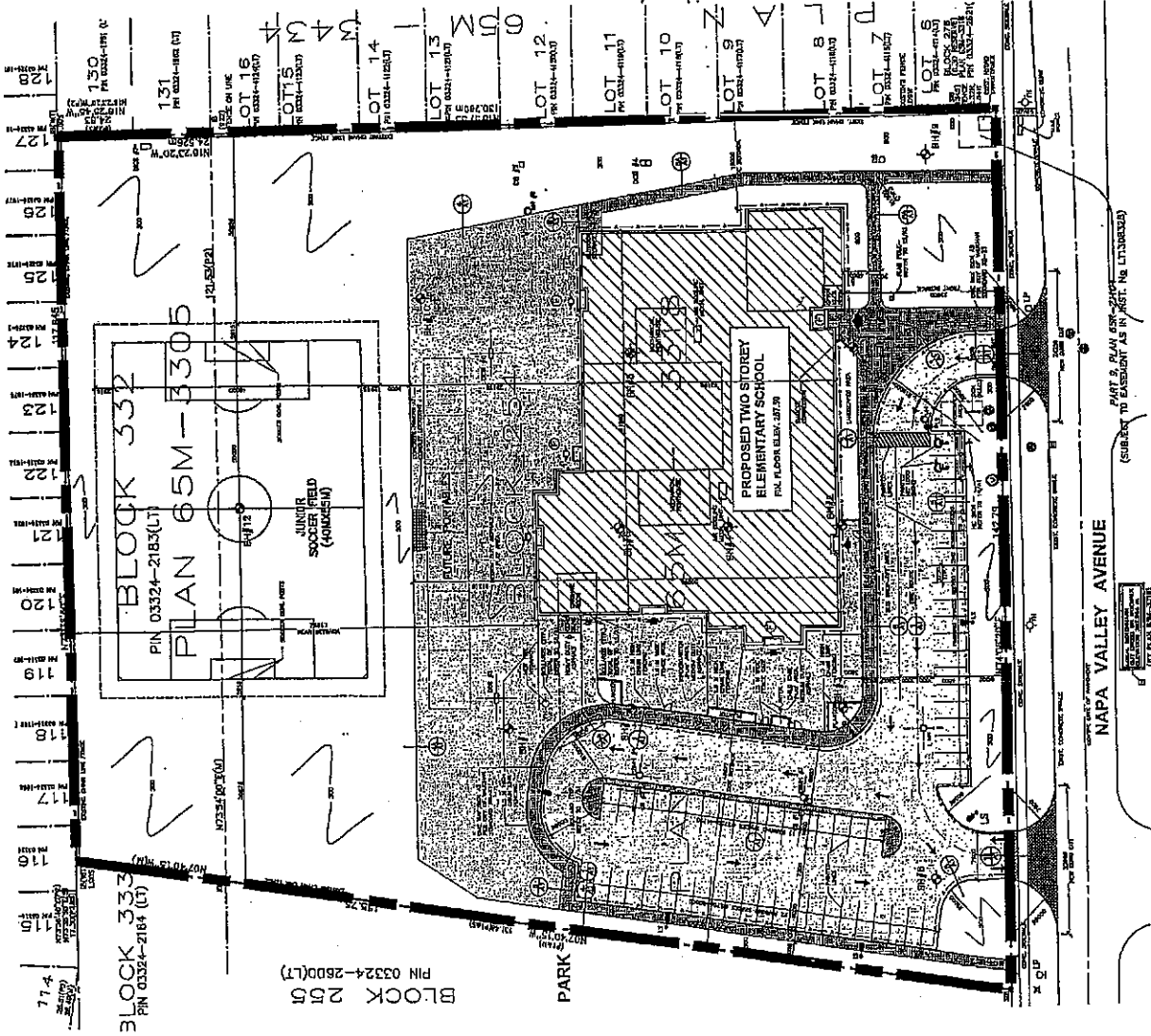
City of
Vaughan

Community Planning Department

Location Map

Part of Lot 18,
Concession 8

APPLICANT:
YORK CATHOLIC DISTRICT
SCHOOL BOARD



SITE STATISTICS

ZONING	RIO 5 (90B) - INSTITUTIONAL USE
MINIMUM FRONTAGE	20.0 m
MINIMUM SETBACK (ANY DIRECTION)	15.0 m
MAX HEIGHT OF THE BUILDING	11.0 m
MAX SIDE LANDSCAPE BUFFER	2.4 m
MIN. FRONT LANDSCAPE BUFFER	6.0 m
SITE AREA	= 2,013.0 HA (20,135 m ²)
BUILDING AREA :	
GROUND FLOOR	= 2,921.0 m ²
ROUND FLOOR	= 2,315.0 m ²
TOTAL BLDG. AREA	= 5,236.0 m ²
TOTAL COVERED AREA	= 5,236.0 m ²
TOTAL AREA OF ESTIMATES	= 5,692.2 m ²
LOT COVERAGE OF BUILDING (MAX 20%)	2,921.0 m ² = 14.5%
PUS 6 PORTABLES AREA (300m ² x 400m ²)	= 18.6%
PLUG & ACCESS AREA (PAVED AREA)	7,425.4 m ² = 36.5%
LANDSCAPED AREA (MIN 10%)	8,791.5 m ² = 48.4%
PROPOSED USE: ELEMENTARY SCHOOL & KINDERGARTEN	
STANDARD PARKING SPACE	MIN. 2,793.0m
SINGLE HC PARKING SPACE	MIN. 3,993.0m
MULTIPLE HC PARKING SPACES	MIN. 3,200.0m
REQUIRED PARKING SPACES	
1/5 SPACE (PORTABLE CLASSROOM (31X11.3) = 47 SPACES	
1/5 SPACE (PORTABLE CLASS (30X13) = 5 SPACES	
1 1/4 UP TO 100 SPACES	
PARKING REQUIRED	57 SPACES
PARKING PROVIDED	(INCLUDING 2 HANDICAPPED)

BUILDING CLASSIFICATION

ASSEMBLY BUILDING (DOORS, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
SPRING FEEL (CITE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

BUILDING CLASSIFICATION

ASSEMBLY BUILDING DIVISION 2, UP TO 5 STOREYS,
ANY AREA SPRINKLERED (QBC 1997 - 3.2.2.24)

S.P.A NUMBER DA 04.038

Attachment 2

FILE No.:
DA.04.038
Not to Scale
October 19, 2004

FILE No.:
DA.04.038

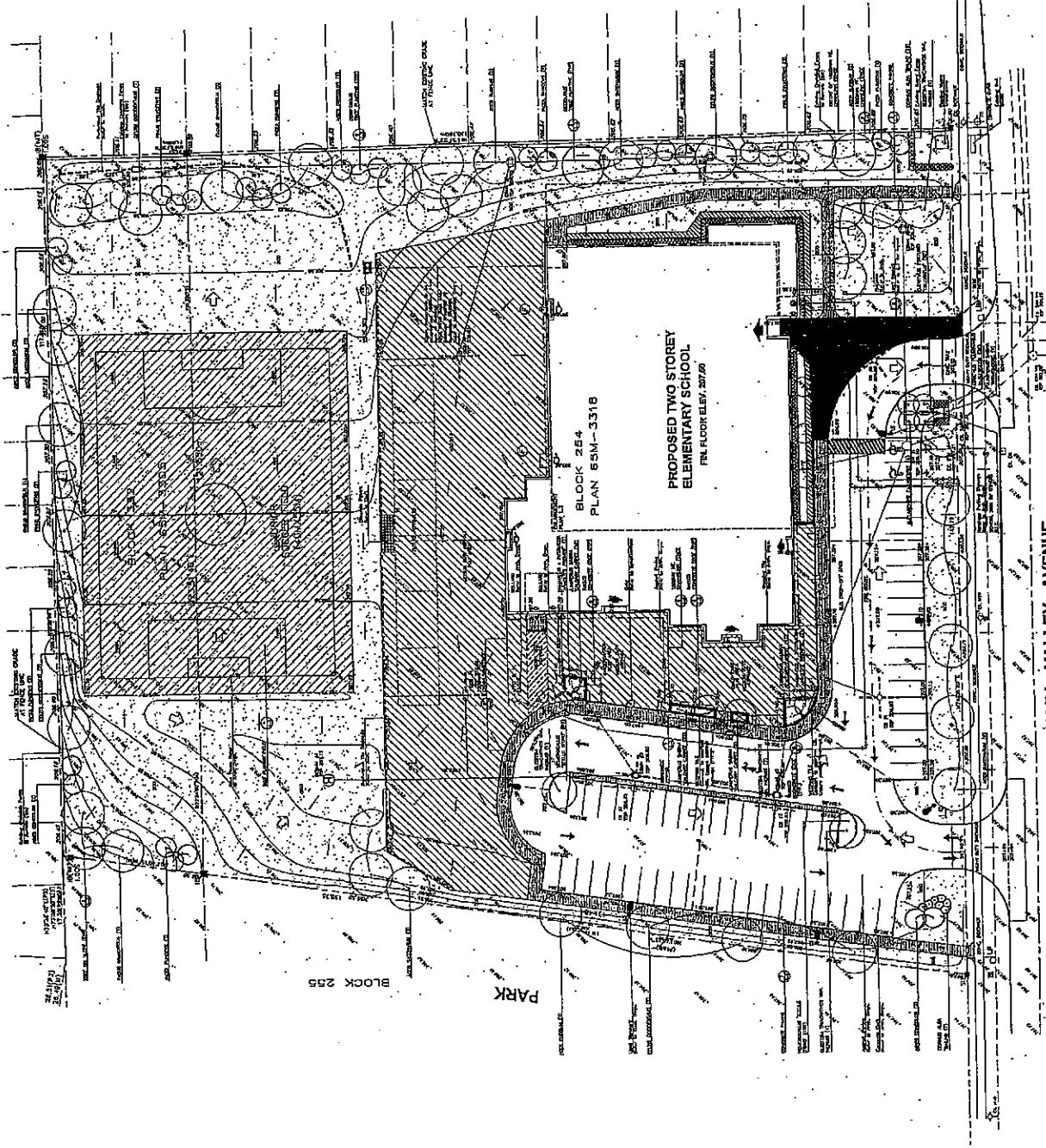
Not to Scale

October 19, 2004

Site Plan

Part of Lot 18,
Concession 8

APPLICANT:
YORK CATHOLIC DISTRICT
SCHOOL BOARD



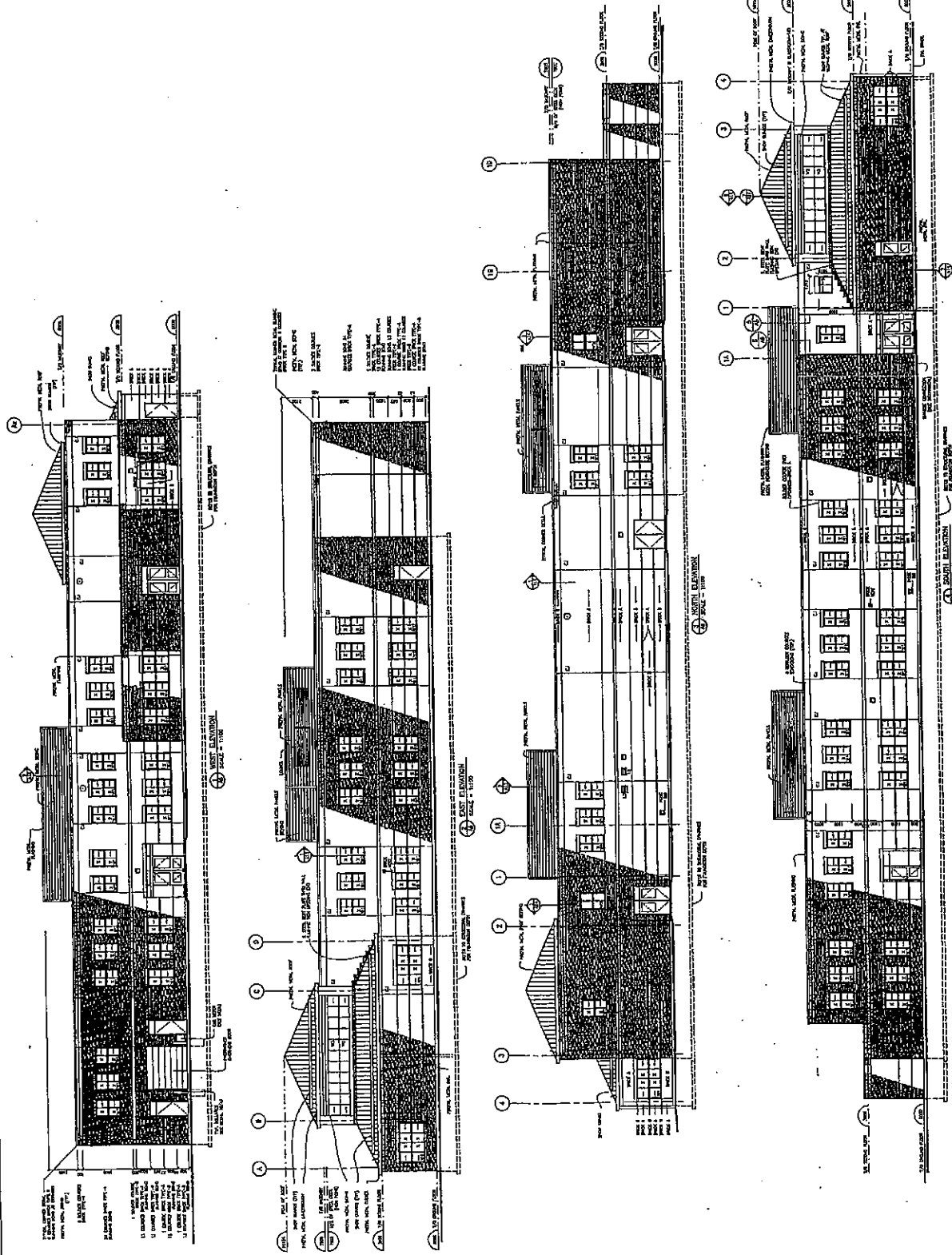
Landscape Plan

Part of Lot 18,
Concession 8

APPLICANT:
YORK CATHOLIC DISTRICT
SCHOOL BOARD



Community Planning Department



Elevations

Part of Lot 18,
Concession 8

APPLICANT:
YORK CATHOLIC DISTRICT
SCHOOL BOARD

City of
Vaughan

Community Planning Department

Attachment 4

FILE No.:
DA.04.038

Not to Scale

October 19, 2004