

COMMITTEE OF THE WHOLE SEPTEMBER 6, 2005

**SITE DEVELOPMENT FILE DA.05.016
YORK CATHOLIC DISTRICT SCHOOL BOARD
VELLORE WOODS ELEMENTARY SCHOOL-BLOCK 39**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.016 (York Catholic District School Board) BE APPROVED, subject to the following conditions:
 - i) That prior to the issuance of a building permit:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, access and on-site circulation shall be approved by the Engineering Department; and
 - c) all hydro requirements of PowerStream Inc. shall be satisfied.
2. The School Board is hereby advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to traffic circulation in and around the school, without first obtaining approval from the City.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The York Catholic District School Board (YCDSB) has submitted a Site Development Application to permit a 2-storey, 5,947.6 m² elementary school, on the subject lands shown on Attachment #1 with the following site statistics:

Site Area:	2.04 ha	
Landscaped Area:	1.99 ha	
Building GFA:	5,947.6 m ² ;	29 classrooms
6 Future Portables GFA:	466.6 m ² ;	6 classrooms
Parking Provided:	80 spaces	

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southwest of Major Mackenzie Drive and Weston Road, being Block 165 on Plan 65M-3529, in Lot 20, Concession 6 (Block 39) City of Vaughan. The subject lands are vacant, with 182.3m flankage on Maria Antonia Road and 95m frontage on Fossil Hill Road. The surrounding land uses are:

- North - Maria Antonia Road; existing residential (RV3-WS and RV4 Residential Zones)
- South - future municipal park (OS2 Open Space Park Zone)
- East - Fossil Hill Road; existing residential (RVM1(WS-B) Residential Zone)
- West - existing residential (RV4 Residential Zone Four)

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600, which permits institutional uses including a school. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned RV4 Residential Urban Village Zone Four by By-law 1-88, which permits the proposed school use. The proposed site development complies with the Zoning By-law.

Site Design

The site plan is shown on Attachment #2. The school is located in the easterly portion of the site, and consists of a 2-storey 5,947.6 m² elementary school, together with a play area, a driveway/drop-off and parking areas. The main entrance to the school fronts onto Maria Antonia Road. The main driveway/drop-off and parking area is located west of the school with access from Maria Antonia Road. The proposed bus driveway, garbage pick-up and service delivery access driveway is located off Fossil Hill Road. The play area is located in the westerly portion of the site and abuts the municipal park to the south. Six future portables are proposed to be located between the school and the main sodded playground area. The final site plan must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachments #4 and #5, and the final design must be approved to the satisfaction of the Development Planning Department. The proposed 2-storey school building is a flat-roofed, square-shaped structure. The building is intended to accommodate 29 classrooms and office and ancillary areas, including a gymnasium/stage and library. The site plan also provides for the location of 6 future portables to the west of the building so that a total of 34 classrooms/portables are proposed.

The building is finished primarily in beige and taupe and brown brick. Limestone veneer has been used on the west and north elevations as an accent. Gray coloured aluminum architectural sheathing panel material is used between and above the windows for accent.

The main entrance to the school is located on the north elevation facing Maria Antonia Road. This elevation includes the library which is located in the northeast corner of the building. Kalwall (translucent) panels and windows are being used in the library windows to provide for views out and to allow for north and east natural light into the library area. The west elevation also functions as a primary entrance into the school, given the location of the drop-off/parking area and the play area to the west.

Both the north and west elevations contain a modular concrete 'base', which is to match the colour of the adjacent limestone veneer so that the 'base' of the building appears as a unified component. These elevations also have a horizontal brick banding for visual interest. The Planning Department recommends a similar horizontal brick banding feature to be provided on the east elevation to animate this façade, which faces Fossil Hill Road and the residential dwellings to the east. The applicant's architect has agreed to this revision. The east elevation includes an entrance to the service and bus drop-off areas opposite Fossil Hill Road.

The south elevation faces the playground and a future municipal park. The school's garbage room is located within the main building, with access on the south elevation.

An enclosed rectangular-shaped mechanical penthouse room is located on the central portion of the roof. The school is using energy efficiency mechanisms including a heat recovery wheel which is accommodated within the mechanical penthouse. The wheel requires a large clearance and the height of the penthouse is higher than conventional mechanical penthouses. The location of the mechanical penthouse, which is setback more than 15m from the edges of the roof, should not be prominent from adjacent the site lines.

Access and Parking

Vehicular access is provided by two one-way driveways, one located on Maria Antonia Road to provide access to the main parking area and drop-off zone and one on Fossil Hill Road to provide access for the bus loading zone and the service entrance as shown on Attachment #2.

The vehicle drop-off zone is located on the west side of the school building with access from Maria Antonia Road. The bus driveway and drop-off area is located on the west side of the school with access from Fossil Hill Road.

The main westerly parking area contains 67 parking spaces, including 2 spaces for the physically challenged. A second parking area located east of the building provides 13 spaces, including 2 spaces for the physically challenged. A total of 80 spaces are provided on the site. By-law 1-88 requires 1.5 spaces for each teaching classroom (34 classrooms/portables) resulting in a parking requirement of 51 spaces for the school site. The proposed development meets the minimum parking requirement with a surplus of 29 spaces.

There is an existing concrete public sidewalk in front of the school block along both Maria Antonia Road and Fossil Hill Road. The site plan shows internal walkway connections leading from the school to the public sidewalks and to the parking area and play fields.

Landscaping

The site will be landscaped with a mix of deciduous and coniferous trees and shrubs along the perimeter of the school block and building, as shown on Attachment #3. Appropriate landscaping has also been provided along the limits of the site to adequately screen the parking and service/delivery areas from the adjacent residential areas. A sodded field is located to the west of the building, south of the parking area. The school is located adjacent to a future municipal park and the proposed landscape plan and details were reviewed by the Parks Department to ensure compatibility with the future park. The final landscape plan must be approved to the satisfaction of the Development Planning Department, in consultation with the Parks Department.

Servicing

The site will be serviced by hydro, water, and sanitary and storm sewer services. The final site grading plan, storm water management report, and the environmental phase one report, must be reviewed and approved by the Engineering Department.

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

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly "A-5", "Plan and Manage Growth".

Conclusion

It is recommended that Site Development application DA.05.016 be approved, subject to the comments and recommendations set out in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. West & North Elevations
5. East & South Elevations

Report prepared by:

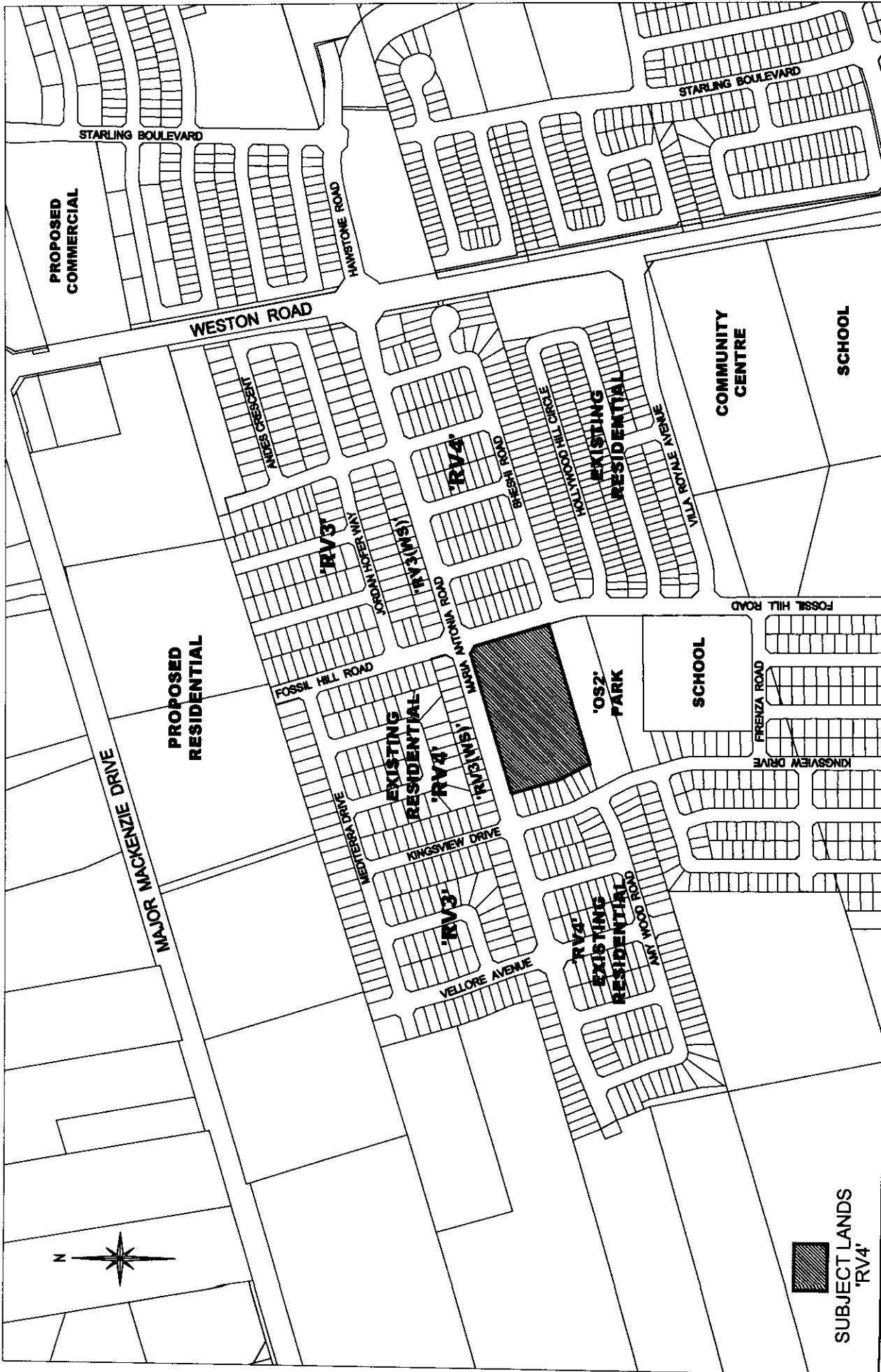
Laura Janotta, Planner, ext. 8634
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



SUBJECT LANDS
'RV4'

Attachment

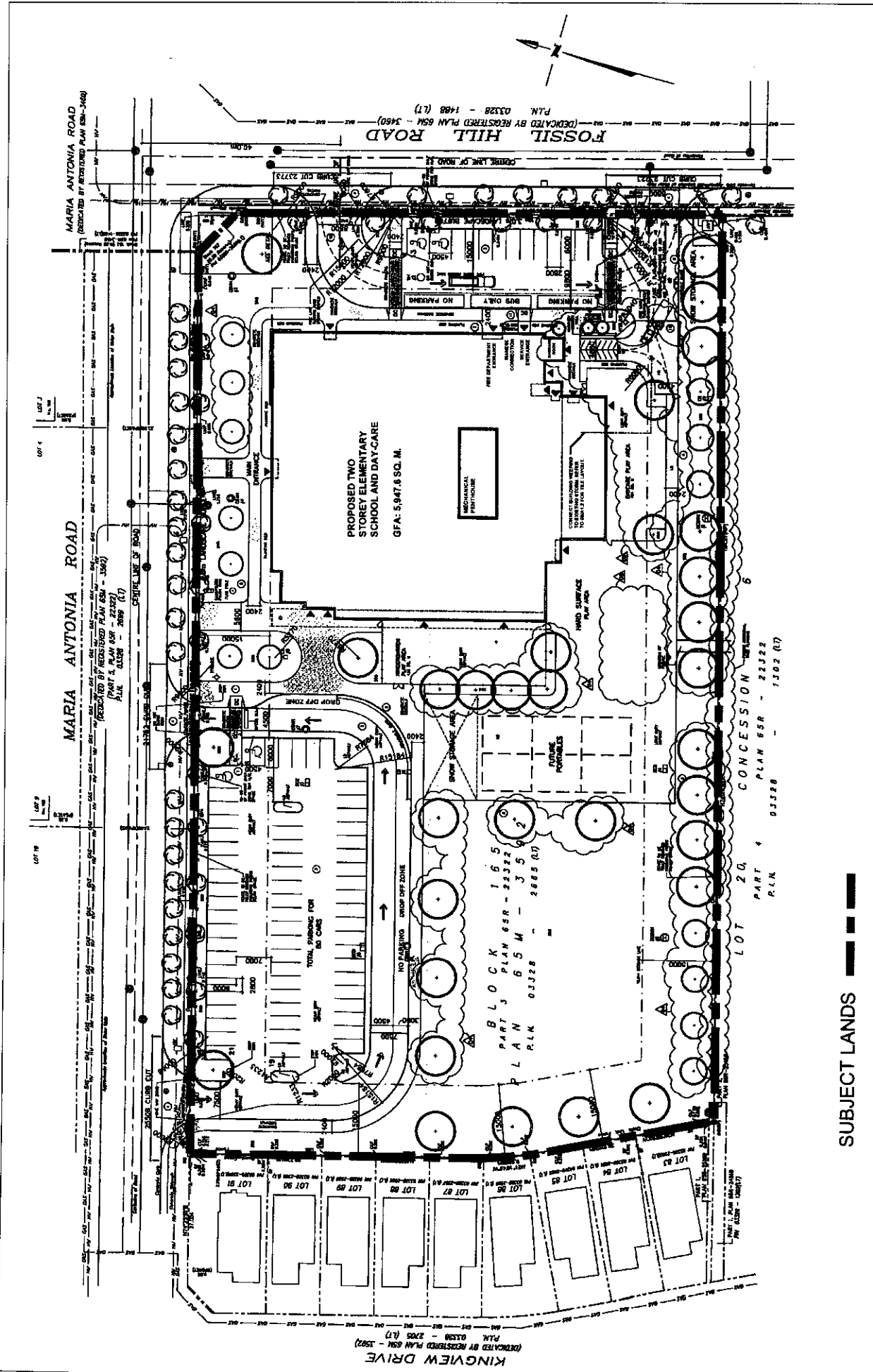
FILE No.:
DA.05.016
Not to Scale
August 16, 2005

City of
Vaughan

Development Planning Department

Location Map

Part Lot 20,
Concession 6
APPLICANT:
YORK CA THOLIC DISTRICT SCHOOL BOARD
N:\DFT\1 ATTACHMENTS\DA\05.05.016



Attachment
 FILE No.: DA.05.016
 Not to Scale
 August 16, 2005

City of **Vaughan**
 Development Planning Department

Site Plan
 Part Lot 20,
 Concession 6
 APPLICANT:
 YORK CATHOLIC DISTRICT SCHOOL BOARD
NA\DP\1 ATTACHMENTS\VA\05.05.016

SUBJECT LANDS ———

LOT 20, CONCESSION 6
 PART 4 PLAN 65R - 23322
 P.L.N. 03328 - 1302 (07)

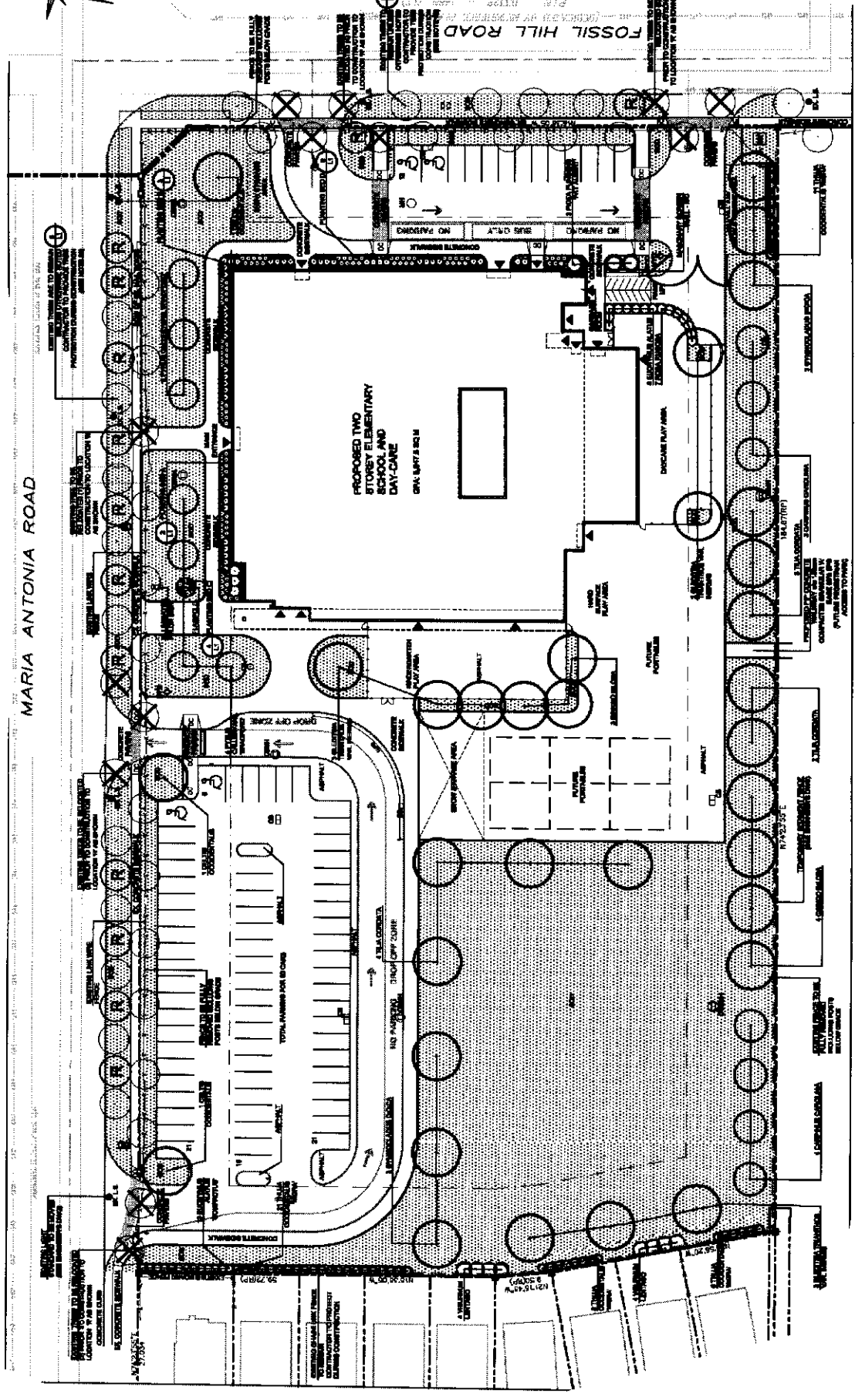
BLOCK 165
 PLAN 65M - 3559
 P.L.N. 03328 - 2885 (07)

PROPOSED TWO
 STOREY ELEMENTARY
 SCHOOL AND DAY-CARE
 GFA: 5,947.8 SQ. M.

KINGVIEW DRIVE
(DEDICATED BY REGISTERED PLAN 65M - 3592)
 P.L.N. 03336 - 2205 (17)

MARIA ANTONIA ROAD
(DEDICATED BY REGISTERED PLAN 65M - 3660)
 P.L.N. 03328 - 1498 (17)

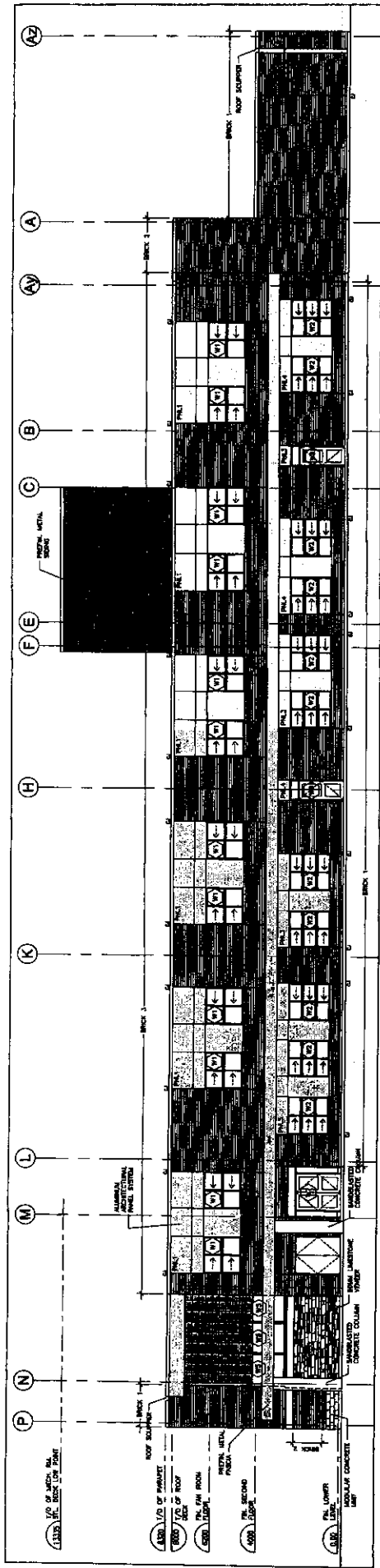
FOSSIL HILL ROAD
(DEDICATED BY REGISTERED PLAN 65M - 3460)
 P.L.N. 03328 - 1498 (17)



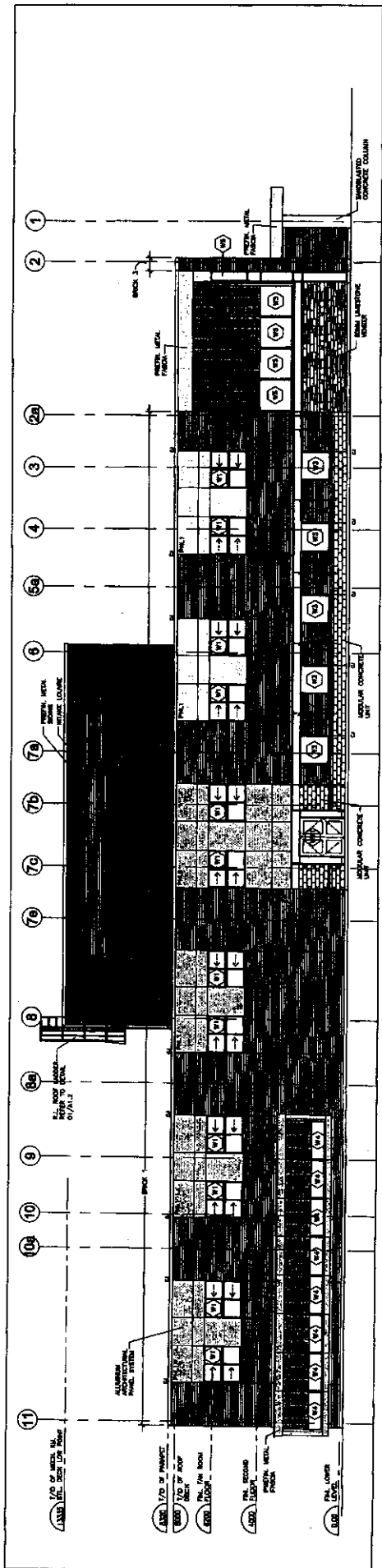
Attachment 3
 FILE No.: DA.05.016
 Not to Scale
 August 16, 2005

City of **Vaughan**
 Development Planning Department

Landscape Plan
 Part Lot 20,
 Concession 6
 APPLICANT:
 YORK CATHOLIC DISTRICT SCHOOL BOARD
 N:\DPT\1 ATTACHMENTS\DA\05.05.016



WEST ELEVATION



NORTH ELEVATION - MARIA ANTONIA ROAD

West & North Elevations

Part Lot 20,
Concession 6

APPLICANT:
YORK CATHOLIC DISTRICT SCHOOL BOARD

NAUDT.V. ATTACHMENTS\A\191-05-02.r.05.DWG



Development Planning Department

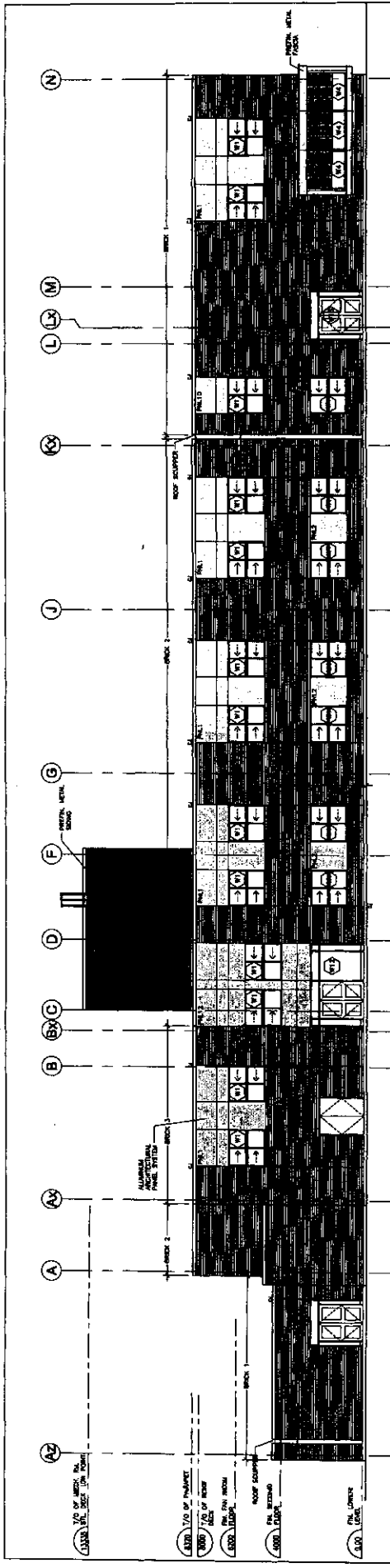
Attachment

4

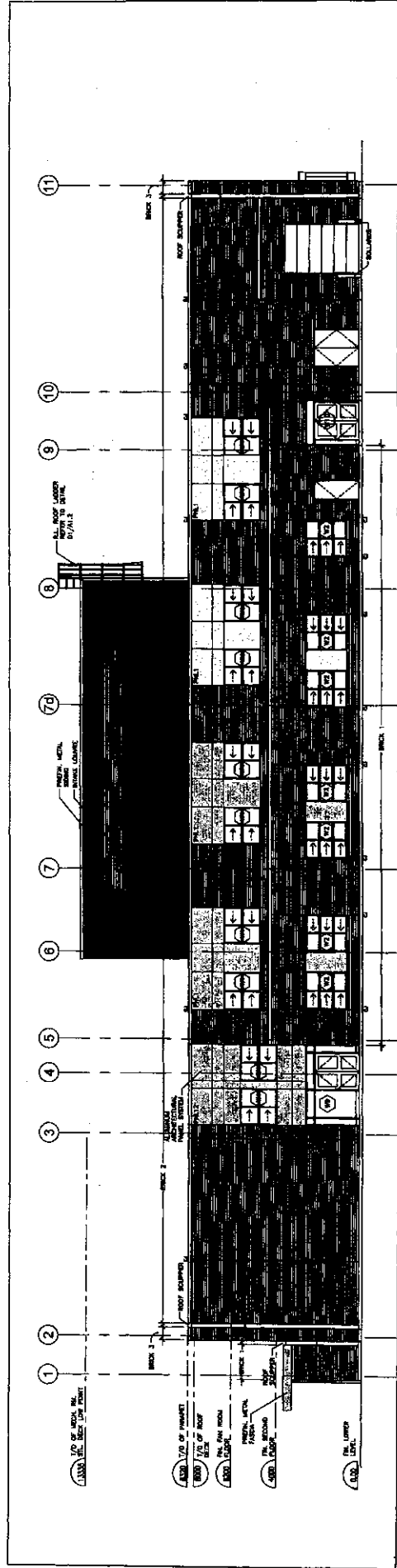
FILE No.:
DA.05.016

Not to Scale

August 16, 2005



EAST ELEVATION - FOSSIL HILL ROAD



SOUTH ELEVATION

East & South Elevations

Part Lot 20,
Concession 6
APPLICANT:
YORK CATHOLIC DISTRICT SCHOOL BOARD
N:\A\PT\1 ATTACHMENTS\18\191-05-022-05.016



Development Planning Department