

COMMITTEE OF THE WHOLE JUNE 19, 2006

SITE DEVELOPMENT FILE DA.06.041
ARBAND INVESTMENTS LIMITED & IVY GLEN DEVELOPMENTS INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.041 (Arband Investments Limited & Ivy Glen Developments Inc.) BE APPROVED, for a two-storey public elementary school, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the issuance of a building permit:
 - i) the final site plan, building elevations and landscape plan, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, environmental site assessment report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department; and,
 - iii) 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 Owner, on behalf of the York Region District School Board has submitted a Site Development Application to permit a two-storey, 5,543m² public elementary school on the subject lands shown on Attachment #1 with the following site statistics:

Site Area:	2.4 ha
Building Gross Floor Area:	5,543m ²
Number of Classrooms:	24 classrooms (plus 6 future portables and 8 future classrooms)
Parking Provided:	68 spaces

Background - Analysis and Options

The 2.4ha corner lot is located west of Dufferin Street, between Major Mackenzie Drive and Rutherford Road, being Block 168 of approved Draft Plan of Subdivision 19T-00V19 and Block 174 of approved Draft Plan of Subdivision 19T-00V14, at the northeast corner of Sir Sanford Fleming Way and Grand Trunk Avenue, within Part of Lots 18 and 19, Concession 3 (Planning Block 18), City of Vaughan, as shown on Attachment #1. The subject lands are vacant with approximately 128m frontage Grand Trunk Avenue, and approximately 180m flankage Sir Sanford Fleming Way.

The proposed public elementary school will temporarily accommodate the children from Planning Blocks 11, 12, and 18 until such time as the respective schools in each Block are ready to open. The surrounding land uses are:

- North - approved residential plan of subdivision (RD3 Residential Detached Zone Three)
- South - Sir Sanford Fleming Way; approved residential plan of subdivision (RD3 Residential Detached Zone Three)
- East - approved residential plan of subdivision (RD3 and RD3 (H) Residential Detached Zone Three with and without the Holding Symbol "(H)"; RS1 Residential Semi-Detached Zone One)
- West - Grant Trunk Avenue; approved residential plan of subdivision (RD3 (H) Residential Detached Zone Three with the "H" Holding Symbol)

Official Plan

The subject lands are designated "Low Density Residential" under OPA #600 and "Settlement Area" under OPA #604 (Oak Ridges Moraine Conformity Plan), which permits institutional uses. The proposed elementary school conforms to the Official Plan.

Zoning

The subject lands are zoned RD4 Residential Detached Zone Four, subject to Exceptions 9(1230) and 9(1234) by By-law 1-88, which permits a school. The day nursery provided in the school will operate as part of the "Best Start" program, which is considered to be accessory to the school use. The "Best Start" program is provided to accommodate only those students attending Junior and Senior Kindergarten programs within the school, and will run between September and June, and is permitted by By-law 1-88.

Site Design

The proposed site plan is shown on Attachment #2. The proposed building is situated towards the centre of the rectangular-shaped site, and consists of a 2-storey 5,543m² elementary school, together with play areas, two driveway/drop-off areas and a parking area. One-way traffic aisles facilitate the proposed two (2) drop off areas: one for the kindergarten and day nursery students and one for the other grades. The building is intended to accommodate 24 classrooms and administrative offices.

Pedestrian connections are provided from the proposed sidewalks along Grand Trunk Avenue and Sir Sanford Fleming Way to the front of the school. The site plan also includes internal walkway connections leading from the school to the parking areas and playfields.

The main parking area is located on the west side of the proposed school, with two access driveways from Grand Trunk Avenue. The main asphalt play area wraps around the north and east side of the building. Kindergarten and day-care play areas are located on the south side of the building and are enclosed by a fence. Grassed play field areas wrap around the northerly and easterly property limits. Six (6) future portables are proposed on the asphalt play area along the north end of the property between the building and sodded playing field. The final site plan must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations for the school are shown on Attachments #4 and #5. The proposed 2-storey school building is a flat-roofed, rectangular-shaped structure. The building material consists of two storeys of brown and beige running bond brick along the street frontages with a galvanized steel canopy over the main entrances to the school, accented with architectural blocks. The north and east elevations facing the interior of the lot, utilize red and beige brick on

the first storey with prefinished metal siding on the second storey. The windows are mixed with spandrel glass. Pre-finished metal flashing is provided at the top of the roof. An enclosed rectangular shaped mechanical penthouse room is located towards the north and east sides of the roof, and is made of a grey-colored, pre-finished metal siding. All of the elevations include numerous windows and an entrance in to the building. The west elevation faces the parking area and includes two service doors with access to the internal garbage room.

The final building elevations must be approved to the satisfaction of the Development Planning Department and the Block 18 Control Architect.

Access and Parking

There are four vehicular points of entry/egress onto the site from the abutting streets (Sir Sanford Fleming Way and Grand Trunk Avenue). Access from each street encompasses a one-way driveway with a lay-by lane to coordinate and facilitate orderly drop-off and pick-up of the students. The one-way driveway accesses are provided directly in front of the two main entrances of the building for bus and vehicle lay-by and daycare drop-off, as shown on Attachment #2.

The parking area is provided on the west end of the site, and contains a total of 68 parking spaces, including 2 barrier free spaces. By-law 1-88 requires 1.5 spaces for each teaching classroom (38 classrooms including 6 future portables and 8 classrooms), resulting in a requirement of 57 spaces. Additionally, the Owner proposes a day nursery use. According to the By-law, the parking requirement is 1.5 spaces for each day nursery employee (7 employees), resulting in an additional requirement of 11 spaces. The total required parking is 68 spaces. The proposed development meets the minimum parking requirements.

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. Additional landscaping will be provided along the westerly limits of the site to screen the parking area from the adjacent residential area. Sodded fields are located at the north and east limits of the site.

The final landscape plan, including detail drawings and a landscape cost estimate must be approved to the satisfaction of the Development Planning Department and the Block 18 Control Architect.

Servicing

The proposed development will be fully serviced on the municipal system, including hydro, water, sanitary and storm sewers. The final site servicing and grading plan, stormwater management report, and access and on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department has reviewed the Site Development Application (File DA.06.041) in accordance with the policies of the Official Plan and the requirements of By-law 1-88, and is satisfied that the proposed development of a 5,543m², 2-storey public elementary school will facilitate an appropriate development of the site, subject to the conditions of approval

identified in this report. On this basis, the Development Planning Department recommends approval of the Site Plan application.

Attachments

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

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Legend

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RD3(H) - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1(H) - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

Subject Lands

Not to Scale



Location Map

Part of Lots 19, 18,
Concession 3

APPLICANT: ARRAND INVESTMENTS LTD.
& IVY GLEN DEVELOPMENTS INC.

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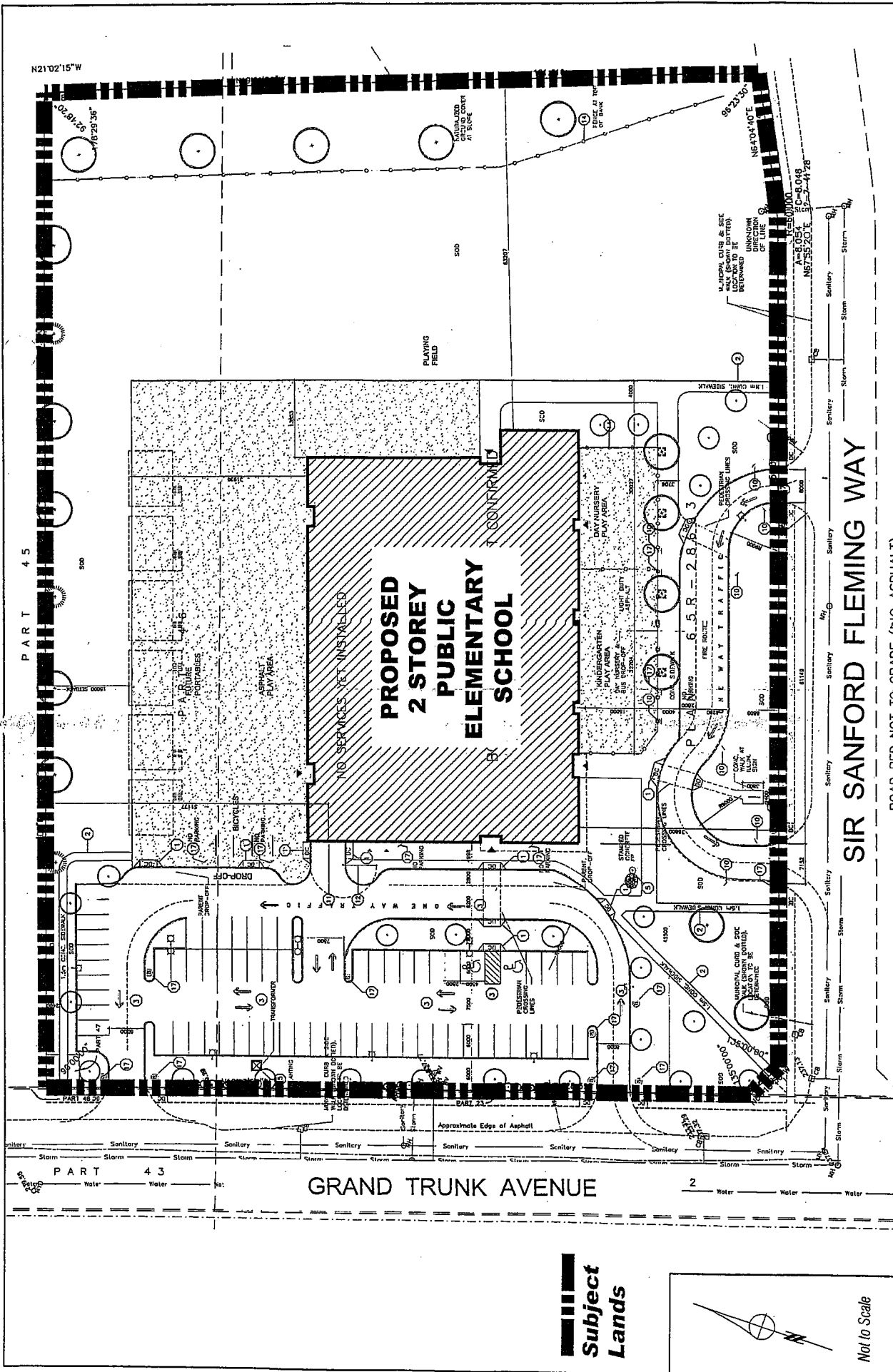
Development Planning Department

Attachment

FILE No.:
DA.06.041

May 04, 2006





PART 45

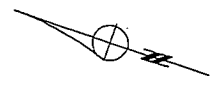
PART 43

GRAND TRUNK AVENUE

SIR SANFORD FLEMING WAY

**PROPOSED
2 STOREY
PUBLIC
ELEMENTARY
SCHOOL**

**Subject
Lands**



Not to Scale

Attachment 2

FILE No.:
DA.06.041

May 04, 2006



Development Planning Department

Site Plan

Part of Lots 19, 18,
Concession 3

APPLICANT: ARRAND INVESTMENTS LTD.
& IVY GLEN DEVELOPMENTS INC.

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ROAD BED NOT TO GRADE (NO ADJUST)

NO SERVICES YET INSTALLED

CONFIRMED

DAY NURSERY
PLAY AREA

PLAYGROUND

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

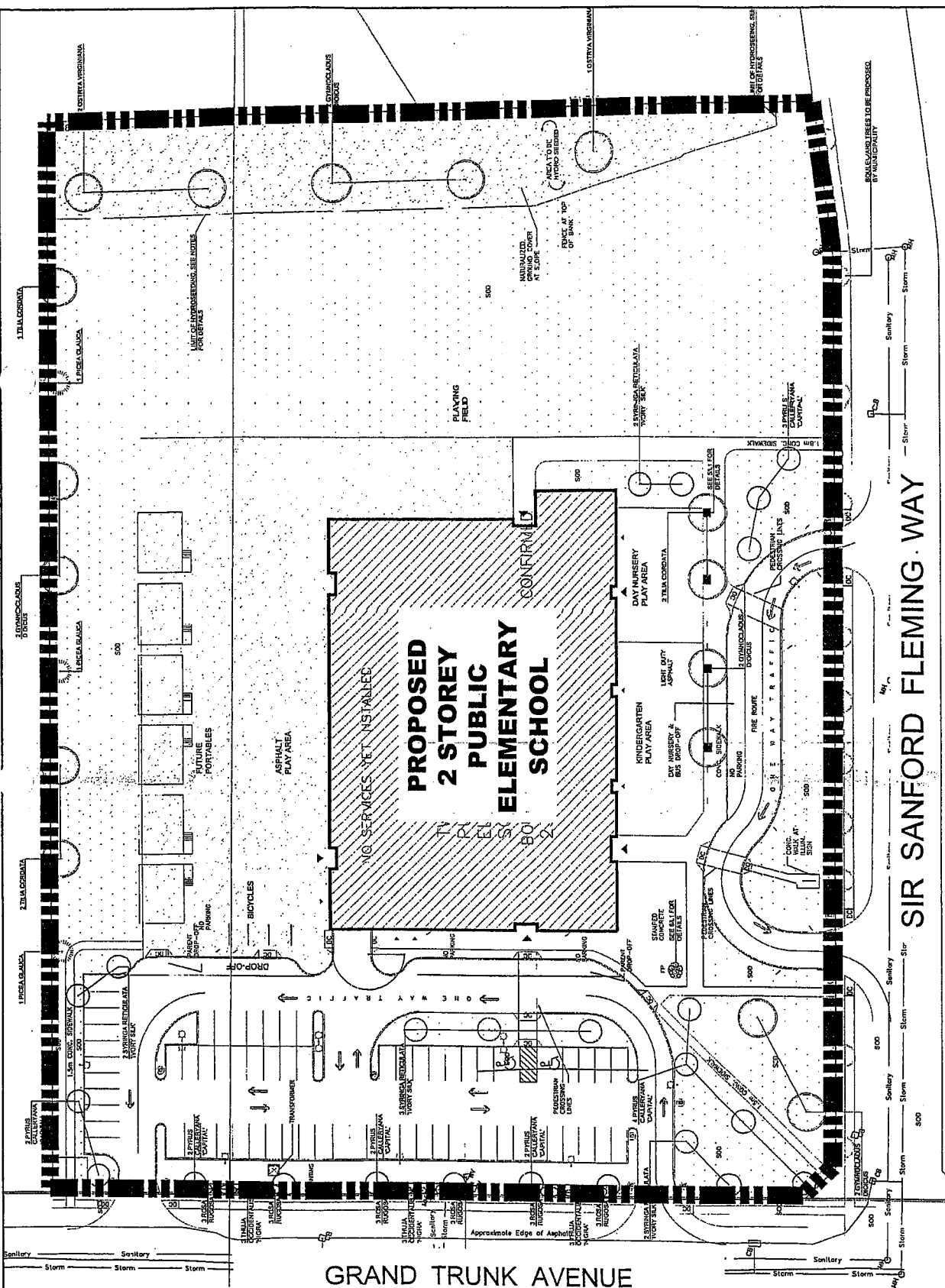
PLAY AREA

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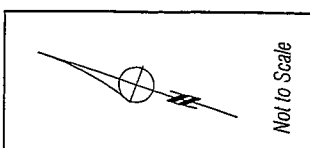
PLAY AREA



GRAND TRUNK AVENUE

SIR SANFORD FLEMING WAY

Subject Lands



Attachment 3
 FILE No.: DA.06.041
 May 04, 2006

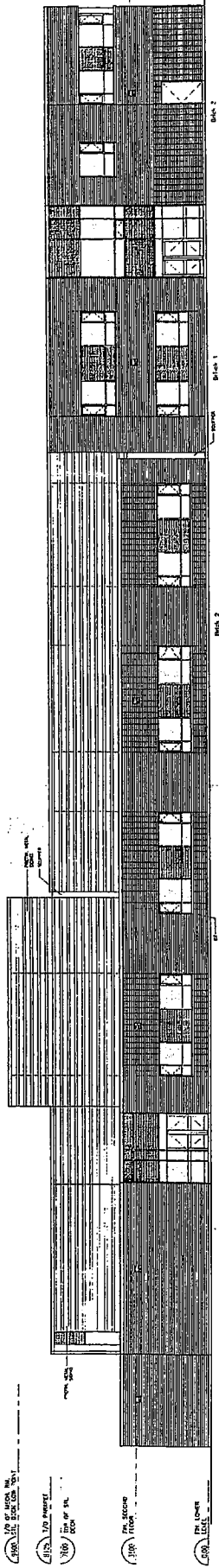
City of **Vaughan**

Development Planning Department

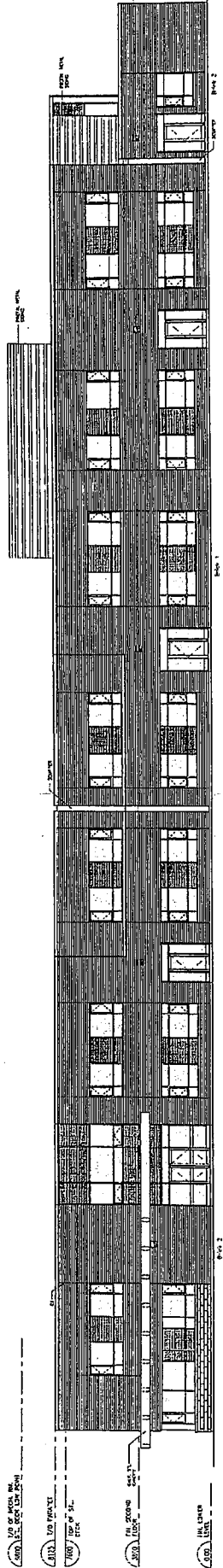
Landscape Plan

Part of Lots 19, 18,
 Concession 3
 APPLICANT: ARRAND INVESTMENTS LTD.
 & IVY GLEN DEVELOPMENTS INC.

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NORTH ELEVATION



SOUTH ELEVATION (SIR SANFORD FLEMING WAY)

Not to Scale

Elevations

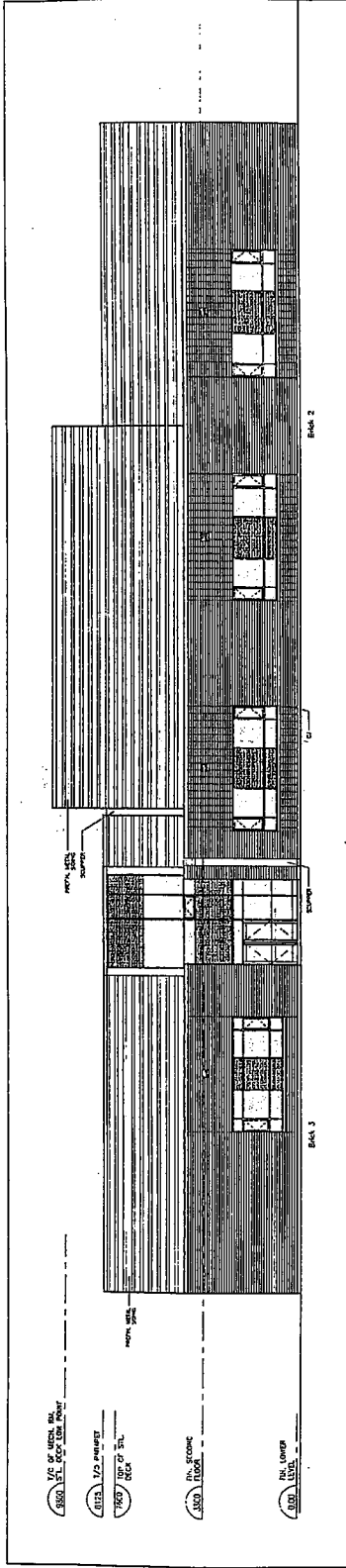
Part of Lots 19, 18,
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APPLICANT: ARRAND INVESTMENTS LTD.
& IVY GLEN DEVELOPMENTS INC.

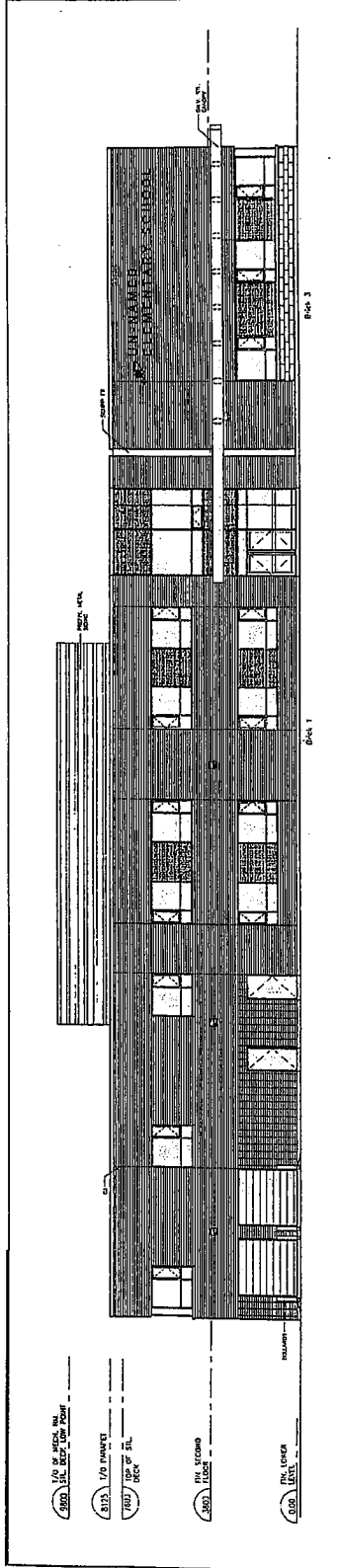
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Development Planning Department



EAST ELEVATION



WEST ELEVATION (GRAND TRUNK AVENUE)

Not to Scale

Elevations

Part of Lots 19, 18,
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APPLICANT: ARRAND INVESTMENTS LTD.
& IVY GLEN DEVELOPMENTS INC.

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City of
Vaughan
Development Planning Department

Attachment 5
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