

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**SITE DEVELOPMENT FILE DA.06.026**  
**YORK REGION DISTRICT SCHOOL BOARD**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.026 (York Region District School Board) BE APPROVED, to permit the construction of a 2-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, landscape plan, and building elevations, shall be approved to the satisfaction of the Development Planning Department;
    - ii) the final site grading and servicing plan and storm water management report, environmental site assessment report, access, parking and on-site circulation, shall be approved to the satisfaction of 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 the 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 Region District School Board has submitted a Site Development Application to permit a 2-storey, 3,451m<sup>2</sup> elementary school, with accessory day nursery (Best Start) on the subject lands shown on Attachment #1, with the following site statistics:

Site Area:	2 ha
Landscaped Area:	7,875m <sup>2</sup>
Building GFA:	3,451m <sup>2</sup> and 24 classrooms
6 future portables:	6 classrooms
Future addition to second storey:	8 future classrooms
Day Nursery:	(7 employees)
Parking Provided:	68 spaces
Parking Required:	68 spaces

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Apple Blossom Drive, west of Clovis Street, in Part of Lot 15, Concession 2, City of Vaughan (Block 10). The site has an area of 2.0 ha, with frontage of 138m on Apple Blossom Drive, and a depth of 152m. The site is currently vacant and the surrounding land uses are:

- North - residential dwellings (RV4 Residential Zone)
- South - Apple Blossom Drive; residential dwellings (RV3 Residential Zone)
- East - residential dwellings (RVM1 (WS-A) (Residential Zone)
- West - vacant-future municipal park (OS2 Open Space Park Zone)

#### Official Plan

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

#### Zoning

The subject lands are zoned RVM1 (WS-A) Residential Urban Village Multiple Zone One by By-law 1-88, which permits the proposed school use.

The applicant has filed a Variance application to the Committee of Adjustment (File A218/06) for a reduction to the minimum interior side yard setback from 15m to 12.5m. The Development Planning Department has no objections to the proposed variance, which will facilitate the development of a school that is compatible with the existing development in the surrounding area. Should Council approve the site plan application, the Owner will be required to obtain approval of the above-noted variance from the Committee of Adjustment, and that the approval shall be final and binding, prior to the registration of the implementing site plan agreement.

#### Site Design

The site plan is shown on Attachment #2. The school is located in the southerly portion of the site, and consists of a 2-storey, 3451m<sup>2</sup> elementary school, together with a fenced play area, a school yard play area at the rear of the school and a driveway/drop-off and parking area along the east side of the school. The main entrance to the school fronts onto Apple Blossom Drive. There is a one-way driveway in front of the school with an in-only and an out-only access to Apple Blossom Drive. The main driveway/drop-off and parking area is located to the east of the school with access from Apple Blossom Drive. The garbage pick-up and service delivery access driveway is on the east side of the building adjacent to the parking area. A municipal park abuts the site to the west. Six future portables are proposed to be located between the school and the sodded playground area in the north part of the site. The final site plan must be approved to the satisfaction of the Development Planning Department.

#### Landscaping

The site will be landscaped with a mix of coniferous and deciduous trees as shown on Attachment #3. Enhanced plantings of mature coniferous trees are to be provided in the landscape strip to the east of the school to screen the existing residential dwellings from the school and parking area.

Additional planting is proposed along the north property line between the school and the residential dwellings to the north. The final landscape 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. The proposed 2-storey school building is a flat-roofed, rectangular shaped structure. The building is intended to accommodate 24 classrooms, 3 day nursery rooms, office and ancillary areas, including a gymnasium/stage and library. The site also provides for the location of 6 future portables to the north of the building. Also 8 future classrooms are contemplated on a future addition to the second storey, which will require a future amendment to the site plan.

The building is finished primarily in beige and taupe and brown brick masonry and some pre-finished metal siding. Pre-finished sheathing panel material has been used for accent.

The main entrance to the school is located on the south elevation facing Apple Blossom Drive. There is a galvanized steel open canopy over the main entrance, on part of the east and north elevations. The east elevation also functions as a primary entrance into the school, given the location of the student drop-off /parking area and the play area to the north of the building. There are also two overhead doors on the east elevation for access to the internal service and garbage area. An enclosed rectangular shaped mechanical penthouse room is located on the central portion of the roof and is finished in pre-finished metal siding.

The Development Planning Department will work with the applicant to confirm that all roof-top mechanical units will be adequately screened. The final building elevations will be approved to the satisfaction of the Development Planning Department and the Block 10 Control Architect.

### Access and Parking

Vehicular access to the site is provided by three driveways on Apple Blossom Drive. One is a full movement driveway which accesses the parking lot/drop-off, and the other forms a right-in/right out driveway at the front of the school, as shown on Attachment #2.

The parking lot contains 68 spaces, including 2 spaces for the physically challenged. By-law 1-88 requires 1.5 spaces for each teaching classroom (38 classrooms/portables) resulting in a parking requirement of 57 spaces for the school site, plus an additional 1.5 spaces per day nursery employee (7) = 11 spaces. The proposed development meets the minimum parking requirement of 68 spaces.

### Services

The site will be serviced by hydro, water, and sanitary and storm sewers. The final site servicing and grading plan and storm water management report, must be reviewed and approved by the Engineering Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

### 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 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 3451m<sup>2</sup>, 2-storey public elementary school will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variance from the Committee of Adjustment. 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 - South and East
5. Elevations - North and West

**Report prepared by:**

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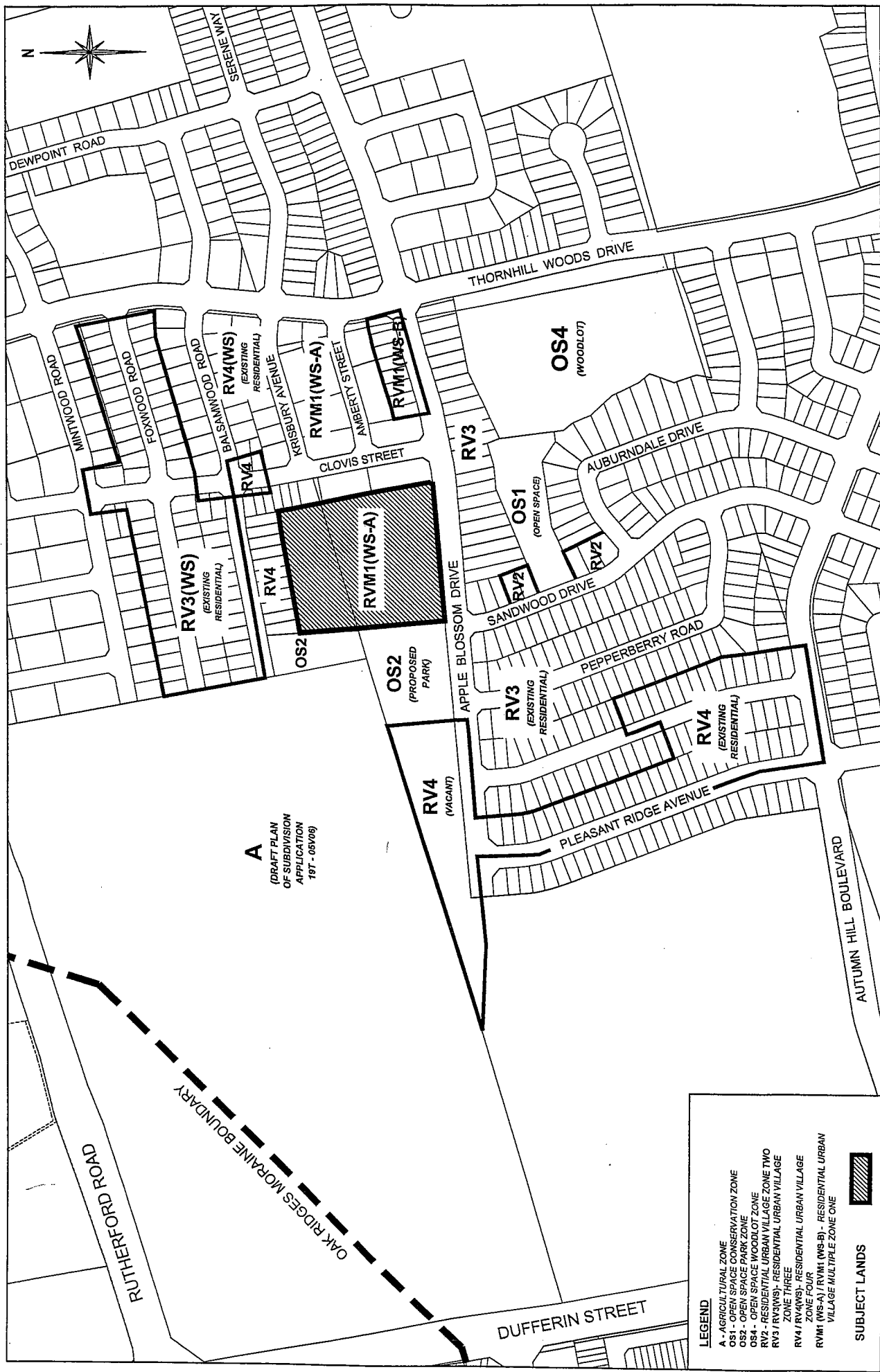
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**A**  
 (DRAFT PLAN  
 OF SUBDIVISION  
 APPLICATION  
 19T - 05V06)

**LEGEND**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RV2 - RESIDENTIAL URBAN VILLAGE ZONE TWO
- RV3 / RV3(W9) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 / RV4(W9) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1 (WS-A) / RVM1 (WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

**SUBJECT LANDS**

# Location Map

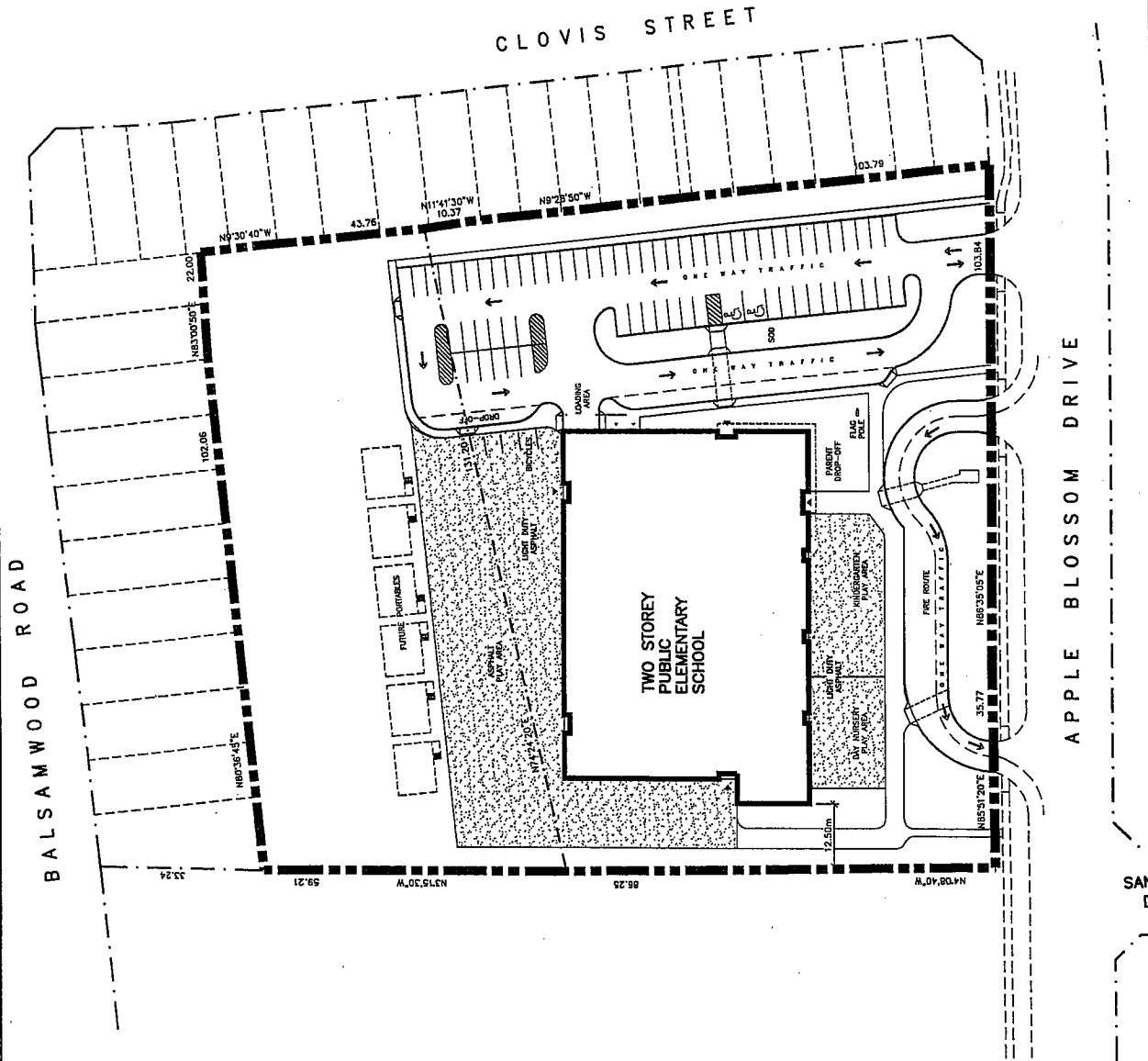
Part of Lot 15,  
 Concession 2  
 APPLICANT:  
 YORK REGION DISTRICT SCHOOL BOARD

# Attachment 1

FILE No.:  
 DA.06.026  
 Not to Scale  
 May 23, 2006

City of  
**Vaughan**  
 Development Planning Department

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APPLE BLOSSOM DRIVE

**Subject Lands**

# Attachment 2

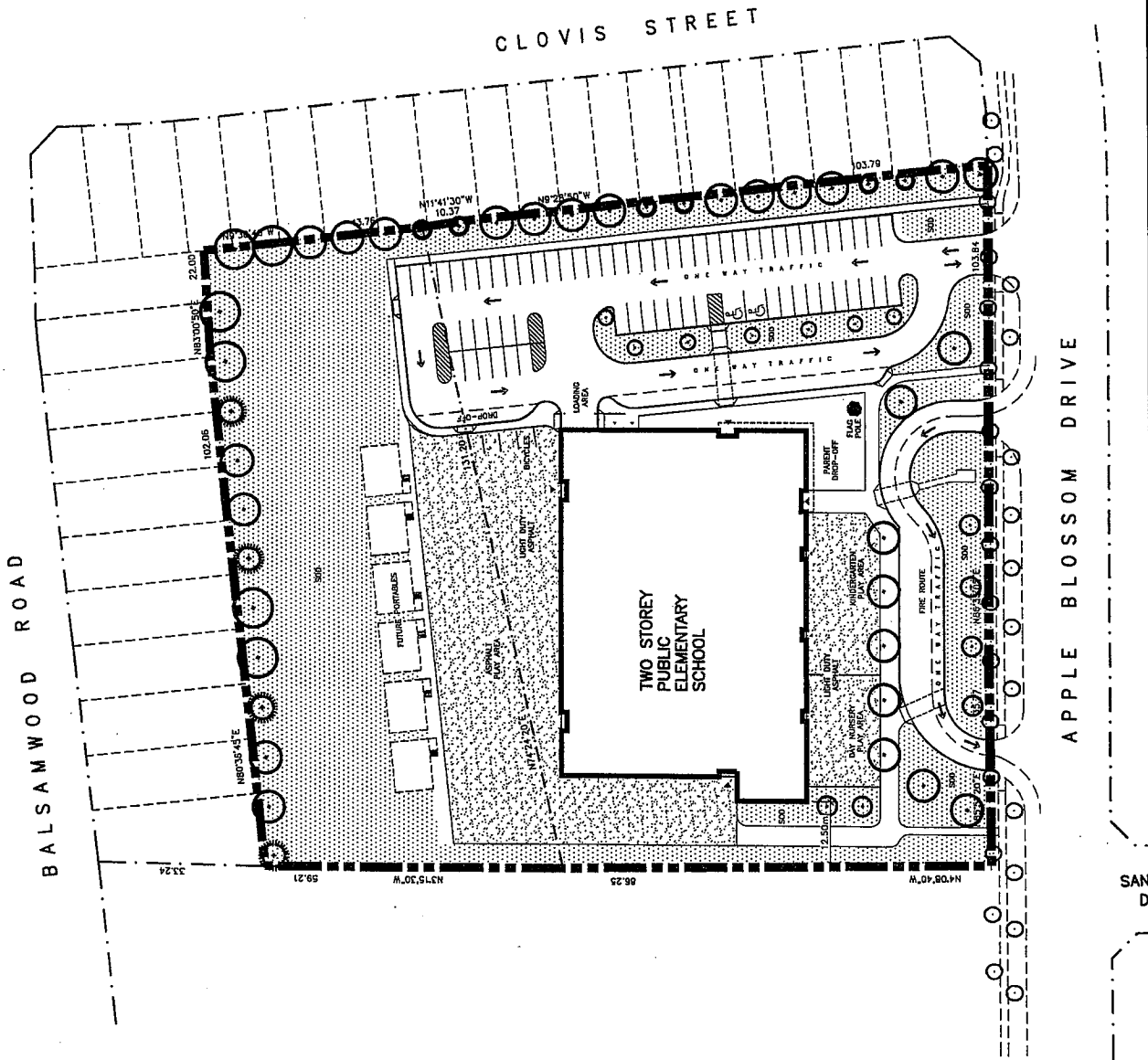
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## Site Plan

Part of Lot 15,  
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 APPLICANT:  
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**Subject Lands**

# Landscape Plan

Part of Lot 15,  
Concession 2

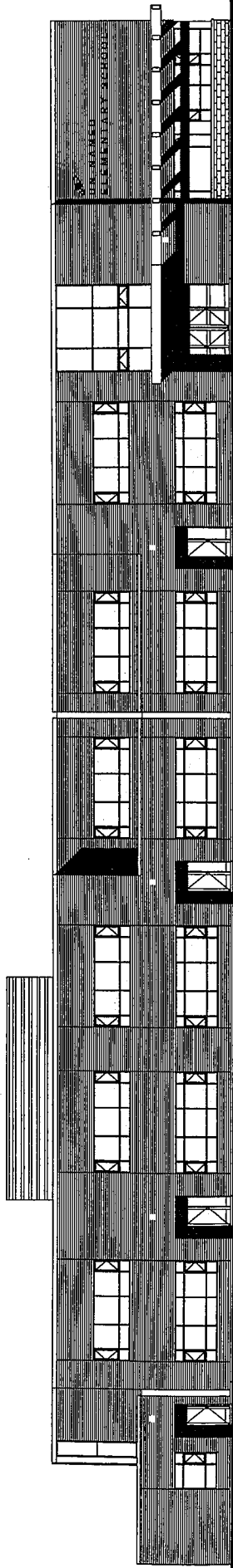
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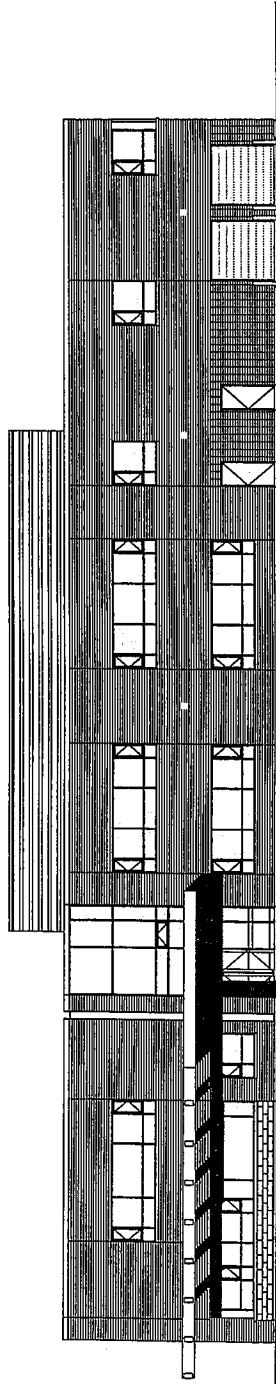


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**Attachment 3**  
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SOUTH ELEVATION (APPLE BLOSSOM DRIVE)



EAST ELEVATION

**Elevations - South & East**

APPLICANT: YORK REGION  
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Part of Lot 15,  
Concession 2



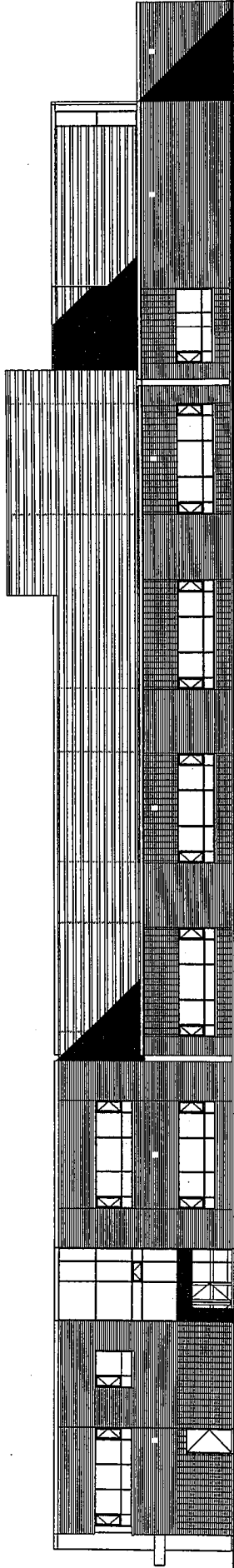
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**Attachment 4**

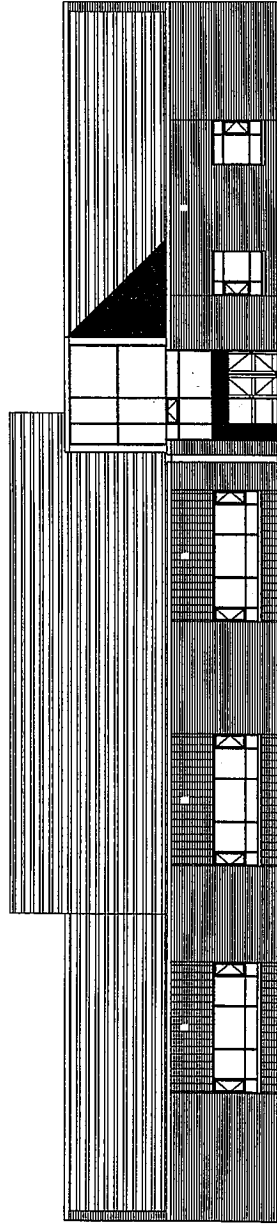
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NORTH ELEVATION



WEST ELEVATION

**Elevations - North  
& West**

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Part of Lot 15,  
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**Attachment 5**  
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