

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

**SITE DEVELOPMENT FILE DA.06.030  
BLOCK 33 EAST – PUBLIC ELEMENTARY SCHOOL  
YORK REGION DISTRICT SCHOOL BOARD**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.030 (York Region District School Board) BE APPROVED, 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, soils/geotechnical report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
    - 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 York Region District School Board (YRDSB) has submitted a Site Development Application to facilitate the development of a 2-storey, 5365m<sup>2</sup> elementary school on the subject lands shown on Attachment #1, with the following site statistics:

Site Area:	2 ha
Building GFA:	5365m <sup>2</sup>
Number of Classrooms:	32 (26 classrooms and 6 portables)
Parking Provided:	64 spaces

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Teston Road, west of Jane Street, being Block 92 on Registered Plan 65M-3708 and Block 270 on Plan 65M-3346, (Block 33E), City of Vaughan. The subject lands are vacant with approximately 150m frontage on Murray Farm Lane. The surrounding lands uses are:

- North - existing Mosque development (A Agricultural Zone)
- South - Murray Farm Lane; existing residential (RV4 (WS) Residential Urban Village Zone Four)
- East - proposed Ahmadiyya Park (OS2 Open Space Park Zone)
- West - existing residential (RV4 (WS) Residential Urban Village Zone Four)

### Official Plan

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

### Zoning

The subject lands are zoned RV3 (WS) Residential Urban Village Zone Three (Wide and Shallow Lot) by By-law 1-88 subject to Exception 9(1004), which permits a school. The two daycare facilities that will be 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 will accommodate only those students attending Junior and Senior Kindergarten programs within the school, and will run between September and June. The proposed site development complies with the Zoning By-law.

### 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 5365m<sup>2</sup> elementary school, together with play areas, driveway/drop-off areas and parking area. The main entrance to the school fronts onto Murray Farm Lane. The main parking area is located west of the proposed school, with driveway access from Murray Farm Lane. The main asphalt play area wraps around the north and east sides of the building. Kindergarten and day-care play areas are located east of the front entrance along the front of the building, enclosed by a gated, rod iron decorative fence. The east property line abuts a proposed municipal park. Six future portables are proposed at the rear of the building between an asphalt play area and proposed sodded playing fields on the northerly portion of the property. 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 is intended to accommodate 16 classrooms, 4 kindergarten rooms, 2 daycare rooms, art, science, music, and special needs rooms, 1 library, 2 general purpose rooms and an office. The site plan also provides for the location of 6 future portables at the rear of the building. In total, 32 classrooms/portables are proposed.

The building material consists primarily of brown brick accented with a lighter grey colour brick along the roof-line and around some of the windows. A pre-finished metal flashing is provided at the top of the roof. An enclosed rectangular shaped mechanical penthouse room is located towards the centre of the roof, and is made of a grey-coloured, pre-finished metal siding. All of the elevations include numerous windows and entrances 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.

### Access and Parking

There are two access points to the site from Murray Farm Lane. A one-way driveway access is provided directly in front of the building for bus and vehicle lay-by and daycare drop-off. A two-way driveway is provided at the west end of the site for vehicular access to the main parking area and a lay-by lane, as shown on Attachment #2.

The parking area located in the west end of the site, contains a total of 64 parking spaces, including 2 barrier free spaces. By-law 1-88 requires 1.5 spaces for each teaching classroom (32 classrooms/portables), resulting in a requirement of 48 spaces. The proposed development meets the minimum parking requirements, with a surplus of 16 spaces.

Pedestrian connections are provided from the existing sidewalk along Murray Farm Lane to the front of the school. The site plan also includes internal walkway connections leading from the school to the parking areas and playfields, as well, as a sidewalk along the west perimeter of the site, connecting the front and back of the site.

### 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 adequately screen the parking area from the adjacent residential area. Sodded fields are located at the north and east limits of the site. The school is located adjacent to a future municipal park at the east property line. The proposed landscape plan will be reviewed by the Parks Department to ensure compatibility with the future park.

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

### 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 proposed Site Development application in accordance with the Official Plan and Zoning By-law, and the area context, and can recommend approval, subject to the comments and recommendations set out in this report.

**Attachments**

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

**Report prepared by:**

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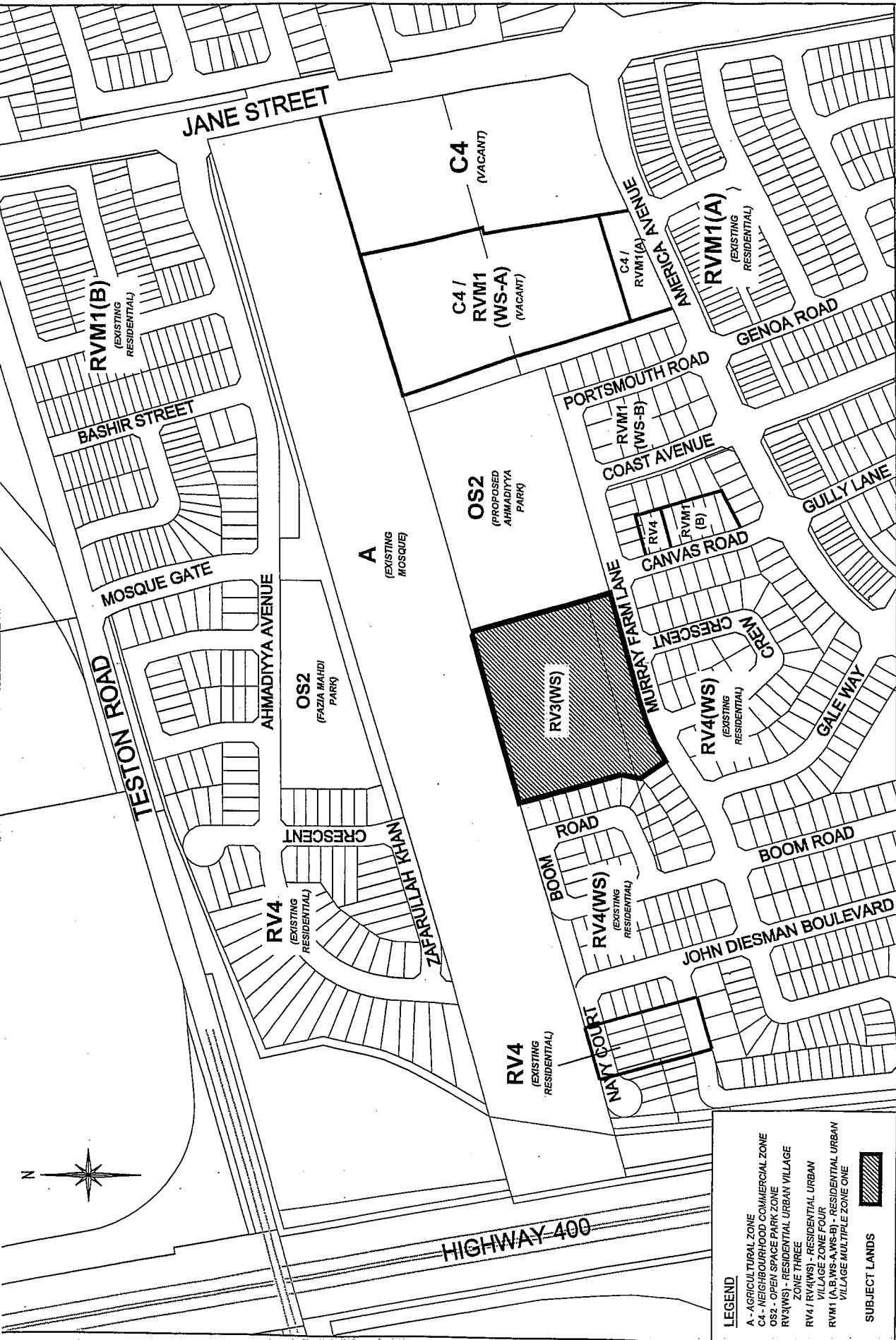
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

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- LEGEND**
- A - AGRICULTURAL ZONE
  - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - RV3(WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
  - RV4 (RV4(WS)) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
  - RVM1 (A, B, WS, A WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- SUBJECT LANDS**
- SUBJECT LANDS

# Location Map

Part of Lot 25,  
Concession 5  
APPLICANT:  
Y.R.D.S.B.

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# City of Vaughan

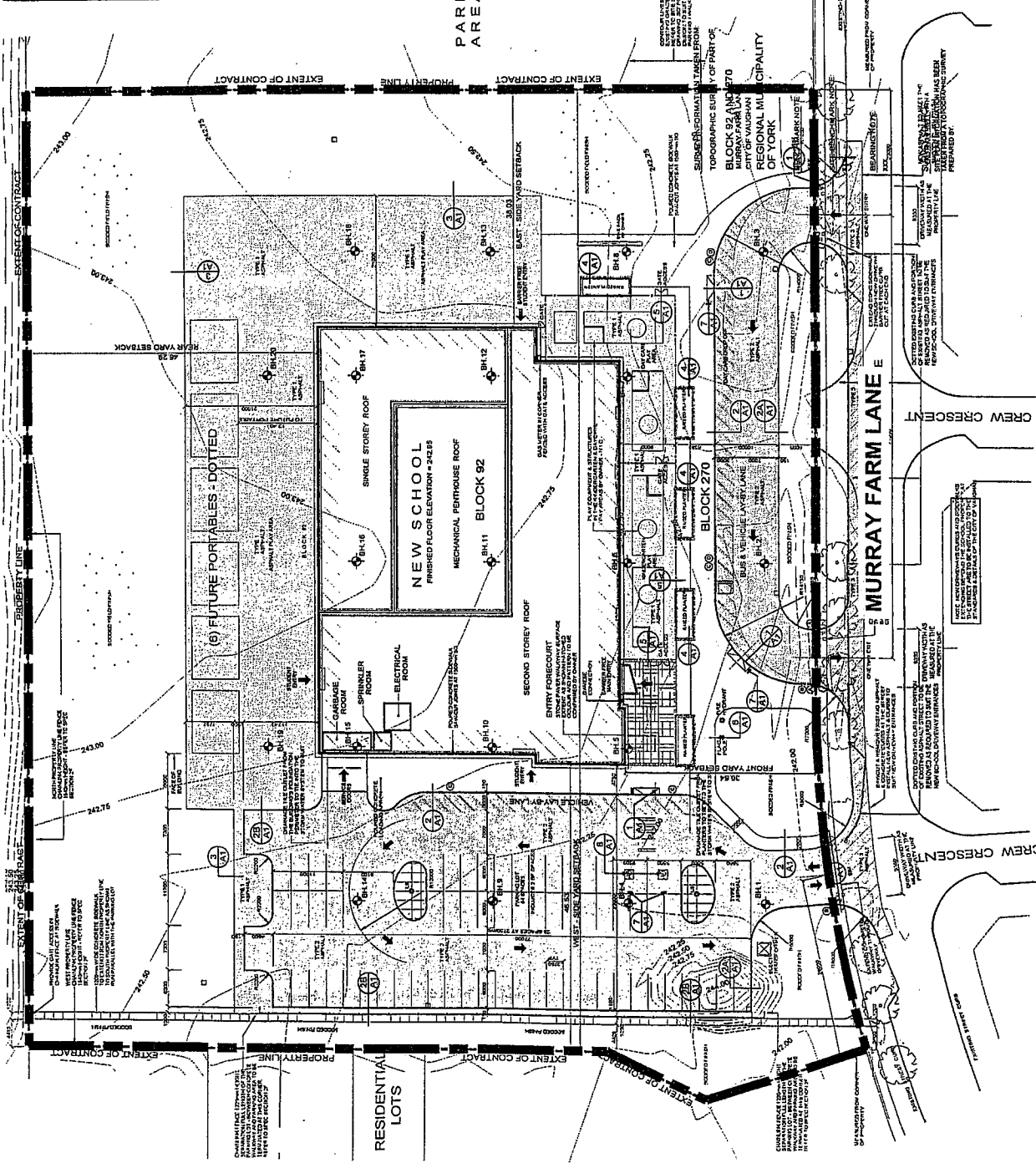
Development Planning Department

# Attachment

FILE No.:  
DA.06.030  
Not to Scale  
April 20, 2006



SITE STATISTICS	PROVIDED
TOTAL SITE AREA	20000 M <sup>2</sup>
BUILDING FOOTPRINT AREA	3325 M <sup>2</sup>
TOTAL PAVED AREA FOR PARKING & VEHICLE CIRCULATION	3418 M <sup>2</sup>
TOTAL LANDSCAPED AREA INCLUDES 3098M <sup>2</sup> ASPHALT HARD SURFACE PLAY AREA	13247 M <sup>2</sup>
PERCENTAGE OF BUILDING COVERAGE	16.63 %
PERCENTAGE OF SITE LANDSCAPED	66.24 %
PARKING SPACES INCLUDES 2 BARRIER-FREE SPACES	64
FRONT YARD SETBACK	30.64 M
SIDE YARD SETBACK (EAST)	38.03 M
SIDE YARD SETBACK (WEST)	46.53 M
REAR YARD SETBACK	46.29 M



**SUBJECT LANDS**

# Attachment 2

FILE No.:  
DA.06.030  
Not to Scale  
May 30, 2006

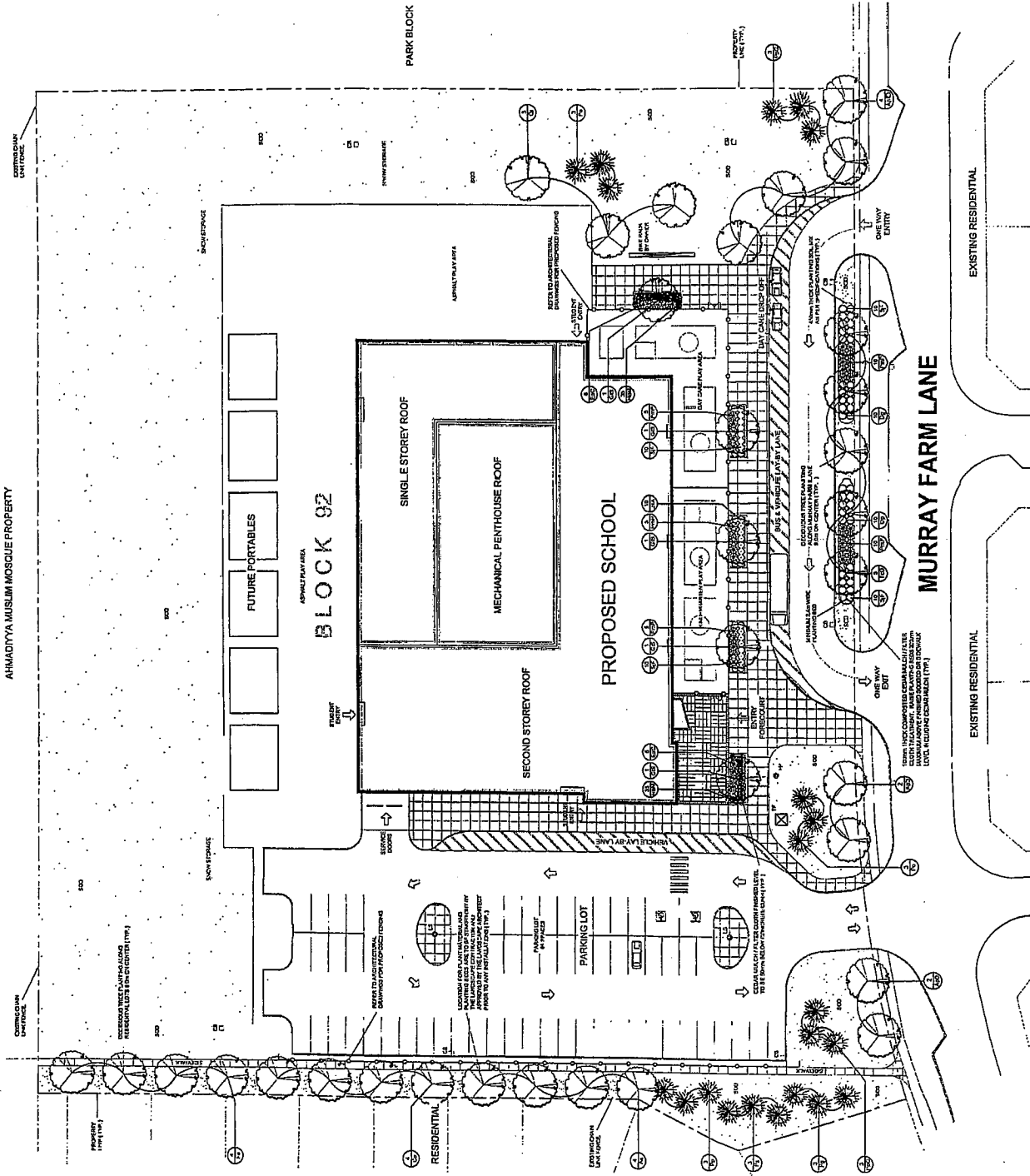
## City of Vaughan

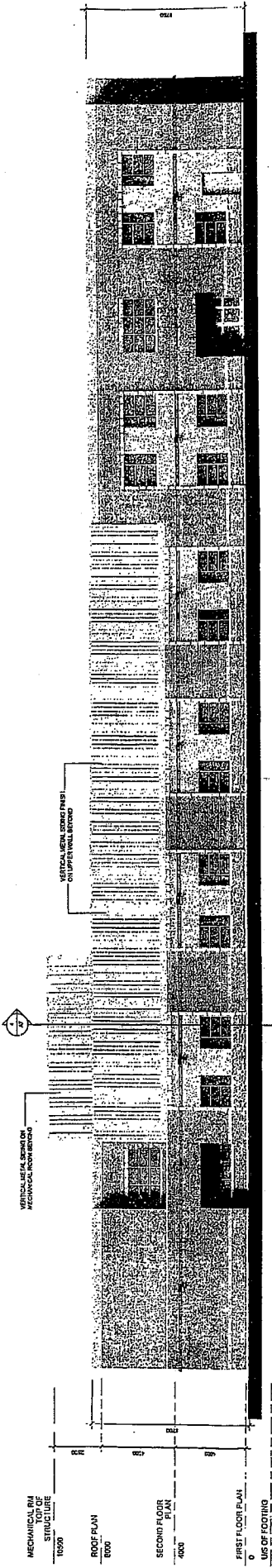
Development Planning Department

### Site Plan

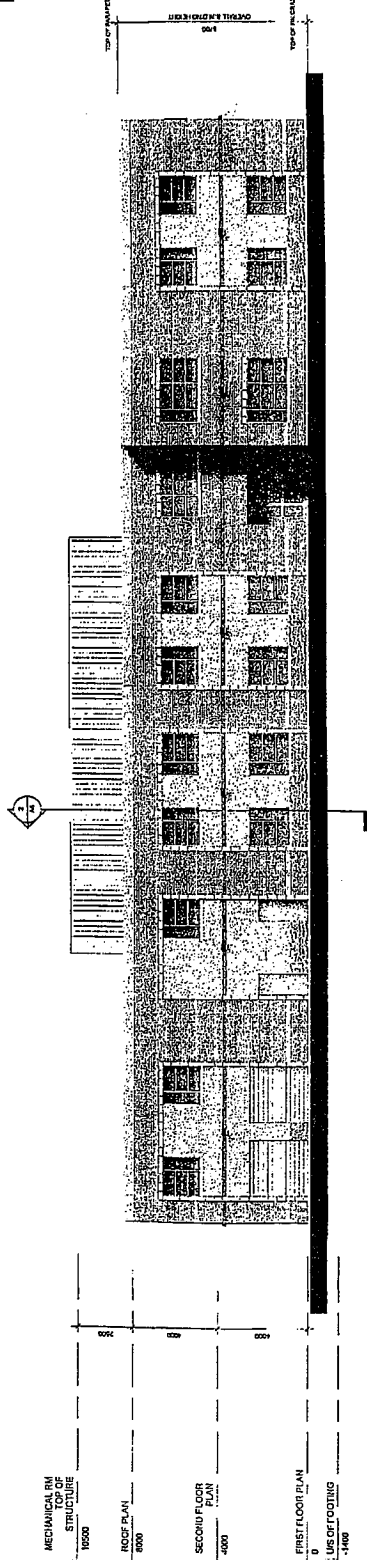
Part of Lot 25,  
Concession 5  
APPLICANT:  
Y.R.D.S.B.

HA\DP\1 ATTACHMENTS\DA 06.06.030

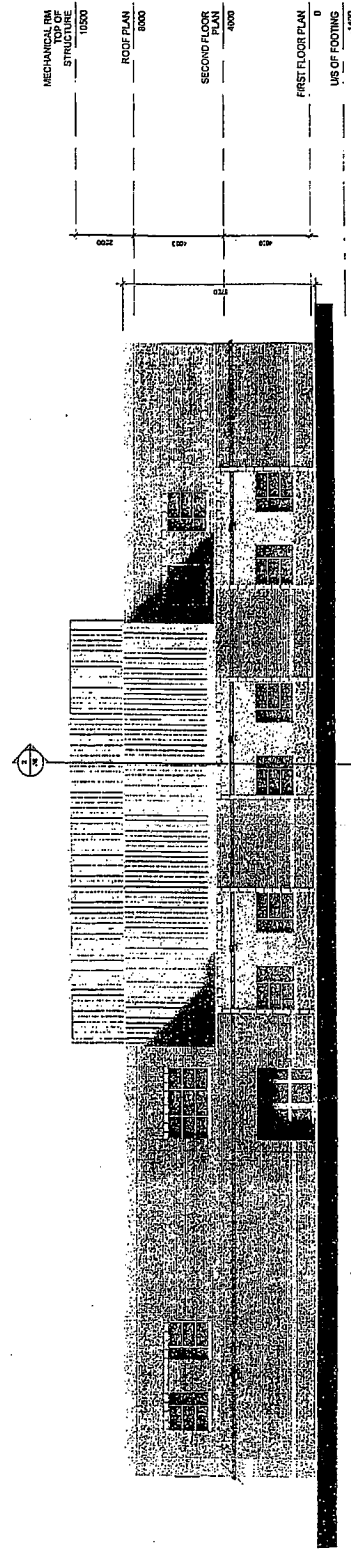




NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Not to Scale

# Attachment 4

FILE No.: DA.06.030  
 Not to Scale  
 April 20, 2006



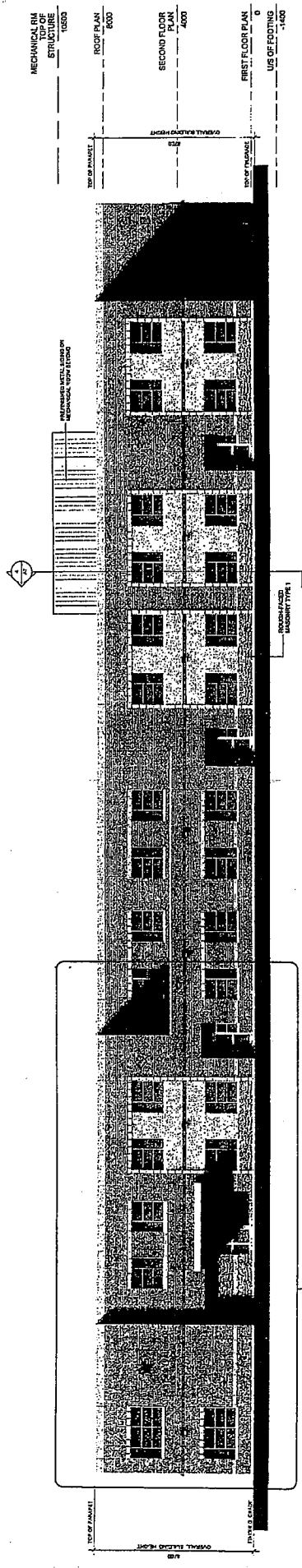
Development Planning Department

# Elevations

Part of Lot 25,  
 Concession 5  
 APPLICANT:  
 Y.R.D.S.B.

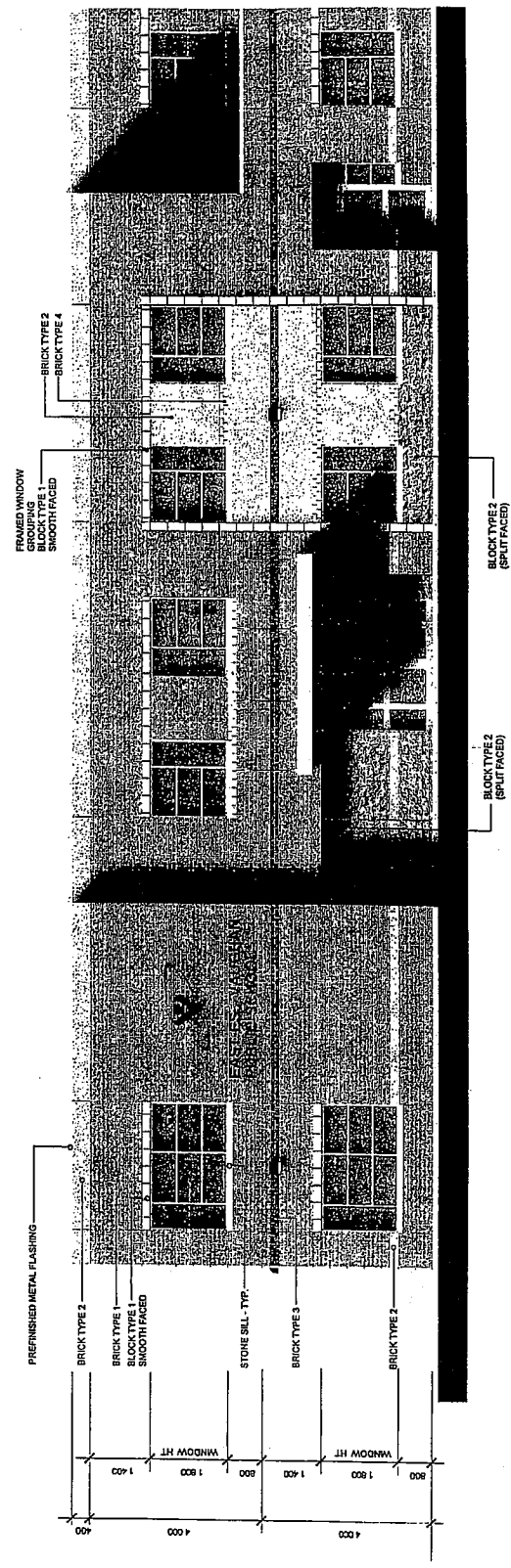
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3 PARTIAL SOUTH ELEVATION ENLARGED VIEW

SOUTH ELEVATION (Murray Farm Lane)



PARTIAL SOUTH ELEVATION ENLARGED VIEW (Murray Farm Lane)

Not to Scale

# South Elevations

Part of Lot 25, Concession 5

APPLICANT: Y.R.D.S.B.

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Development Planning Department