

COMMITTEE OF THE WHOLE SEPTEMBER 17, 2007

SITE DEVELOPMENT FILE DA.07.010 **YORK REGION DISTRICT SCHOOL BOARD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.010 (York Region District School Board) BE APPROVED, to permit the construction of a two-storey 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, storm water management report, access, parking and on-site circulation be approved to the satisfaction of the Vaughan Engineering Department; and,
 - iii) the Owner shall satisfy all hydro requirements of Powerstream Inc.
2. THAT the York Region District School Board shall hereby be 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 Owner has submitted a Site Development Application for a proposed two-storey, 5,839 m² elementary school on the 2.47 ha subject lands shown on Attachment #1. The proposed school as shown on Attachment #2 includes 24 classrooms, a gym, library and childcare centre, and 55 parking spaces, and proposes 6 future portables.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Teston Road and east of Dufferin Street, on the north side of Via Romano Boulevard, Block 91, within Registered Plan 65M-3924, City of Vaughan. The site is currently vacant and the surrounding land uses are:

- North - vacant/future residential (RD3(H) Residential Detached Holding Zone)
- South - Via Romano Boulevard; residential dwellings (RD3 Residential Detached Zone)
- East - vacant/future park (OS2 Open Space Park Zone)
- West - vacant/future residential dwellings (RD3 Residential Detached Zone)

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville – Urban Village 2). The proposed school development conforms to the Official Plan.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88, which permits a public school use on the subject lands.

Site Design

The proposed site plan is shown on Attachment #2. The main entrance to the elementary school fronts onto Via Romano Boulevard. Two separate play areas are proposed in the south-westerly portion of the site, which are to be separated from pedestrian and vehicular traffic by a reinforced concrete wall surrounding the play areas. There is a one-way driveway in front of the school with an in/out-only access onto Via Romano Boulevard, to be used primarily by school buses. The garbage pick-up area is located at the northeast corner of the building and is accessed from the main parking area. Furthermore, a seven car parking lot is proposed in the south-westerly portion of the school site.

In addition, 6 future portable classrooms are to be located between the rear of the school and the play field, within the asphalt play area. The final site plan is to be approved to the satisfaction of the Development Planning Department.

Landscaping

The site is proposed to be landscaped along the perimeter of the site with a mix of coniferous and deciduous trees and shrubs as shown on Attachment #4. The final landscape plan must be approved to the satisfaction of the Development Planning Department.

Building Elevations

The proposed building elevations are shown on Attachment #3. The proposed school is rectangular in shape and has a flat roof. The building is finished primarily in beige brick, and uses random sized cast stone units and canopies surrounding the doors and glass windows. The final elevations must be approved to the satisfaction of the Development Planning Department.

Parking

By-law 1-88 requires that the minimum parking requirements for the proposed elementary school be calculated as follows:

- 1.5 spaces/teaching classroom: 24 proposed classrooms x 1.5 = 36 spaces
- 1.5 spaces/future portable classroom (6 proposed): 6 x 1.5 = 9 spaces
- Daycare facility @ 1.5 spaces/employee (6): = 10

- Total Parking Required = 55 parking spaces
- Total Parking Proposed = 55 parking spaces

The proposed 55 parking spaces meets the minimum parking requirement in By-law 1-88.

Services

The final site servicing and grading plan and storm water management report, must be approved to the satisfaction of the Vaughan Engineering Department.

All hydro requirements must 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 Site Development File DA.07.010 (York Region District School Board) in accordance with the policies of the Official Plan and the requirements of Zoning By-law 1-88, and is satisfied that the proposed development of a two-storey elementary school will facilitate the appropriate development of the site, subject to the conditions of approval outlined in this report. On this basis, the Development Planning Department recommends approval of the Site Development Application.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Landscape Plan

Report prepared by:

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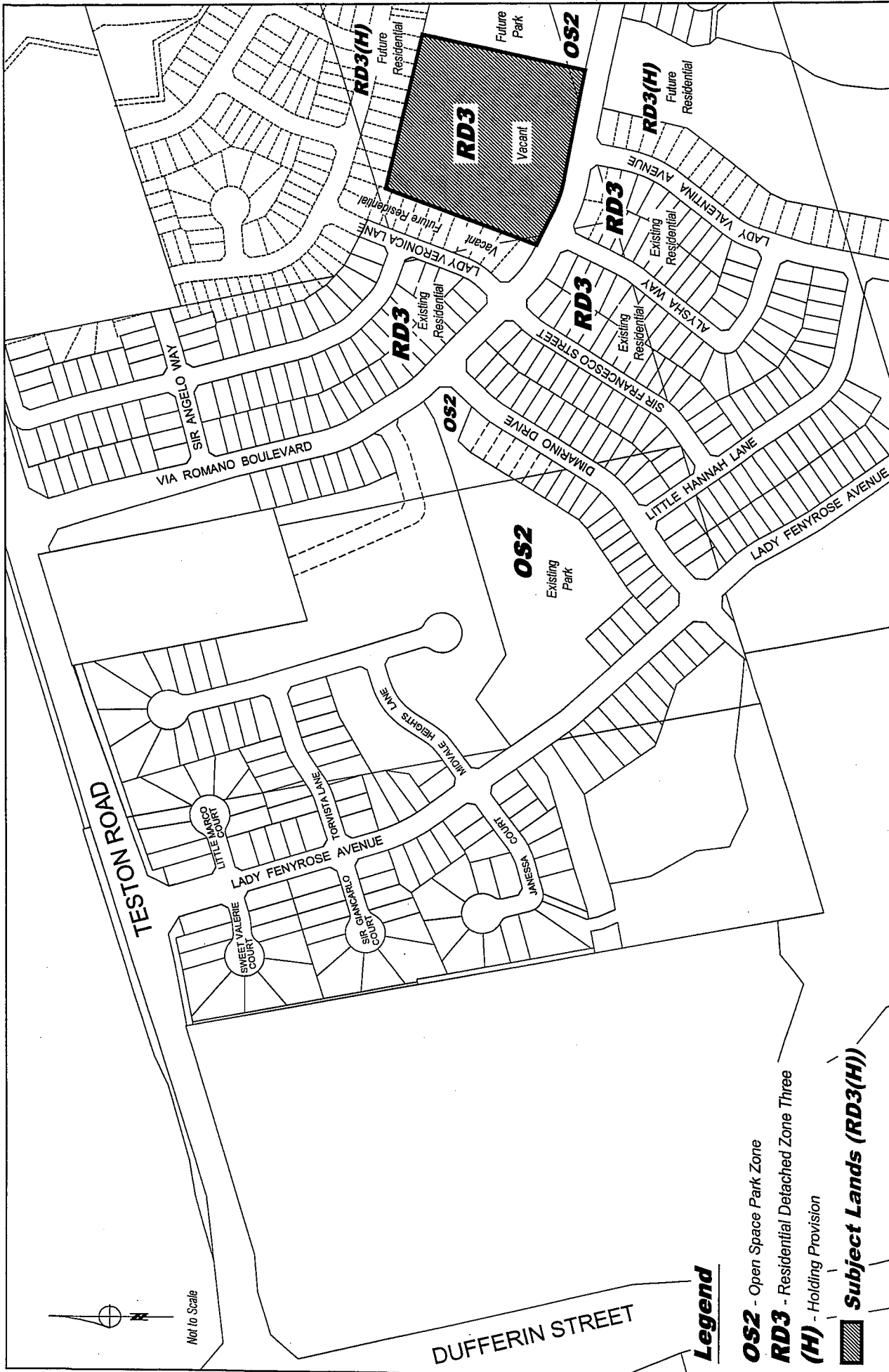
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- OS2** - Open Space Park Zone
- RD3** - Residential Detached Zone Three
- (H)** - Holding Provision
-  **Subject Lands (RD3(H))**

Location Map

Part of Lot 24,
Concession 2
APPLICANT: YORK REGION
DISTRICT SCHOOL BOARD

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The City Above Toronto

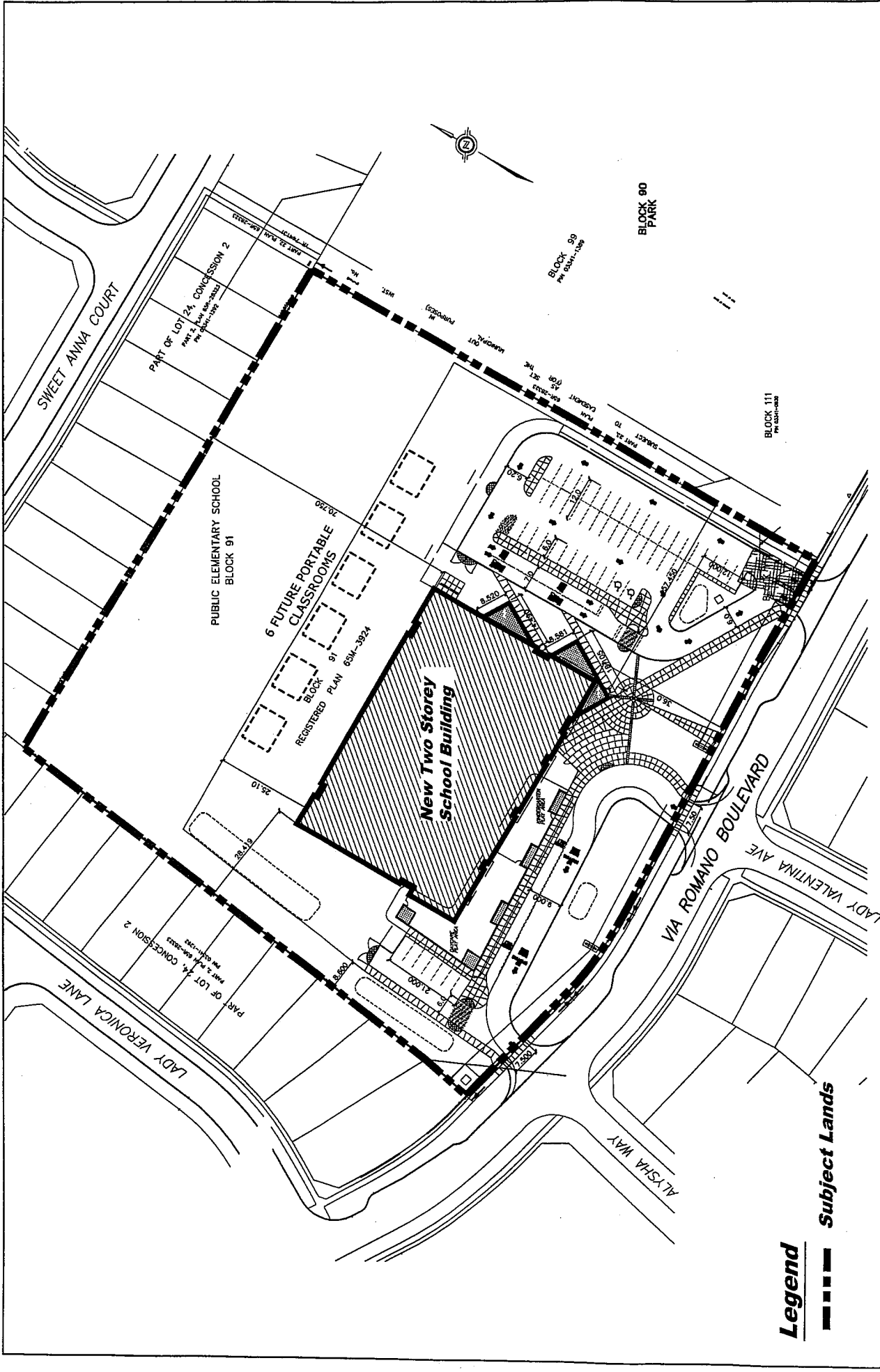
Development Planning Department

Attachment

FILE No.:
DA.07.010



August 30, 2007



Legend

----- Subject Lands

Site Plan

Part of Lot 24,
Concession 2
APPLICANT: YORK REGION
DISTRICT SCHOOL BOARD

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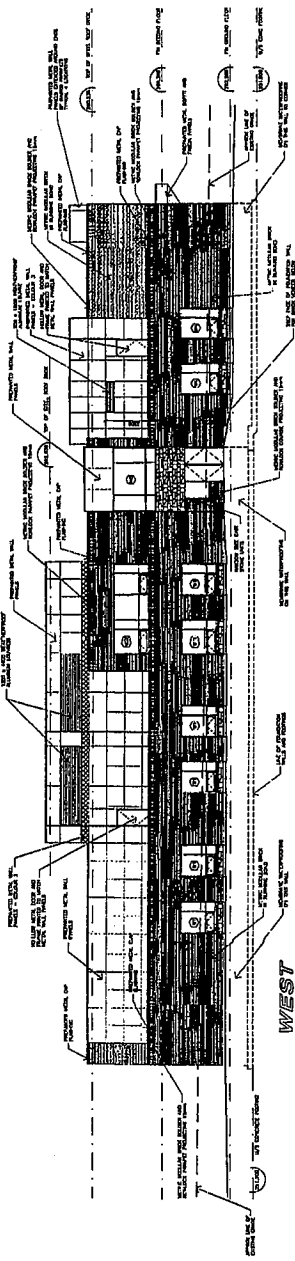


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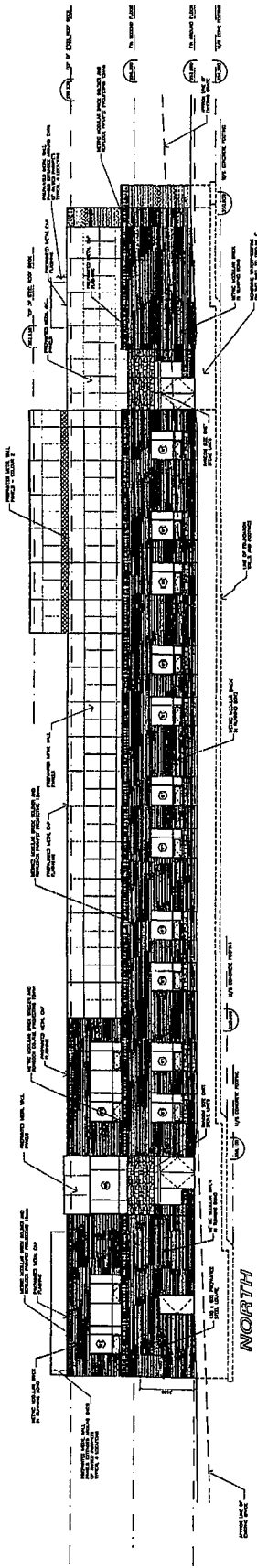
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August 30, 2007

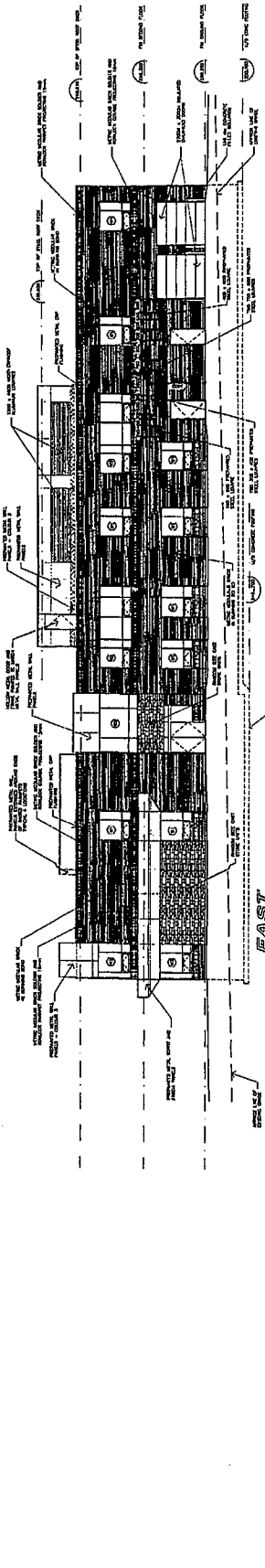
**West
Elevation**



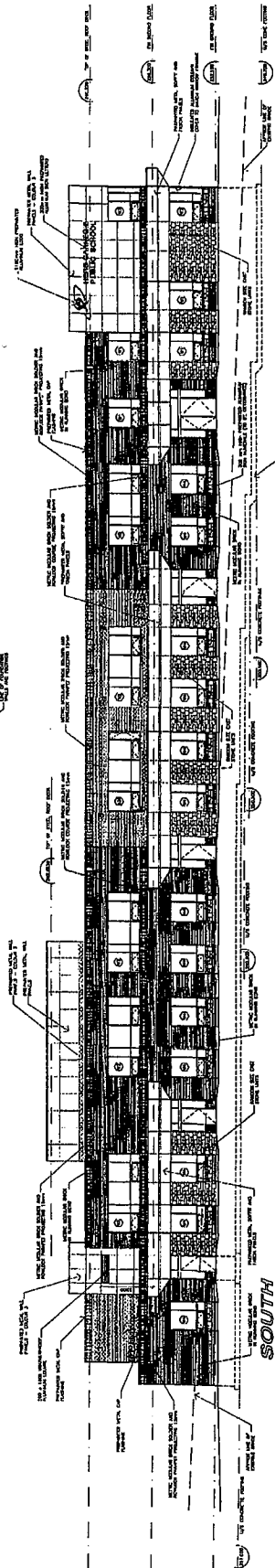
**North
Elevation**



**East
Elevation**



**South
Elevation
(Via Romano
Boulevard)**



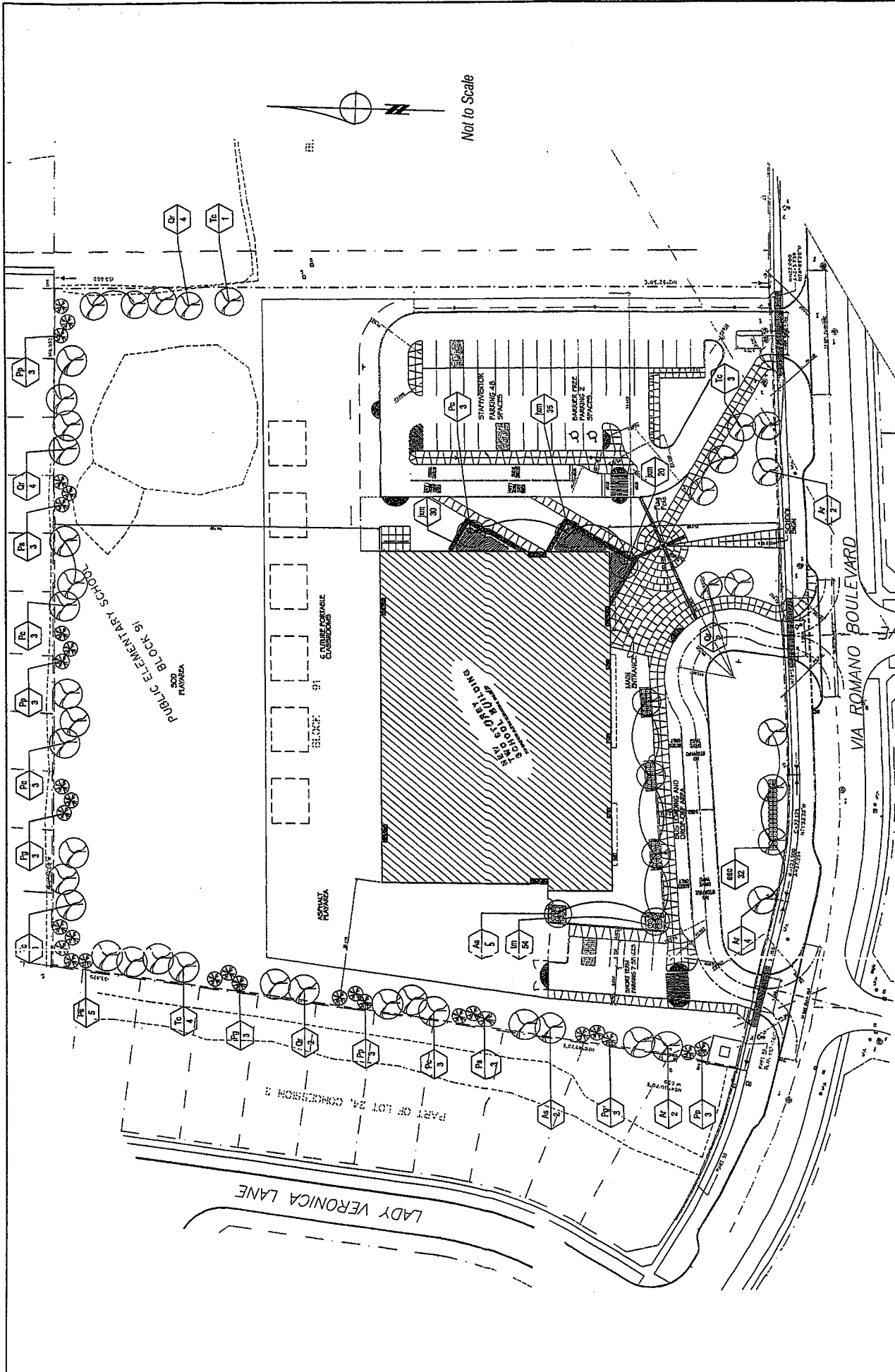
Elevations

Part of Lot 24,
Concession 2
APPLICANT: YORK REGION
DISTRICT SCHOOL BOARD
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Landscape Plan

Part of Lot 24,
Concession 2
APPLICANT: YORK REGION
DISTRICT SCHOOL BOARD

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Attachment 4

FILE No.:
DA.07.010

August 24, 2007