

COMMITTEE OF THE WHOLE APRIL 20, 2009

SITE DEVELOPMENT FILE DA.09.012 YORK REGION DISTRICT SCHOOL BOARD WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.012 (York Region District School Board), for a two-storey elementary school, an associated playing field and 50 parking spaces BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of permit:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Development Planning Department;
 - ii) the garbage room doors be relocated to the satisfaction of the Development Planning Department; and,
 - iii) the final site servicing and grading plans shall be approved by the Engineering Department.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachment #1 with a two-storey elementary school, an associated playing field and 50 parking spaces as shown on Attachment #2.

Background - Analysis and Options

Location

On the west corner of Highmark Drive and Vellore Park Avenue, being Blocks 62 and 177 on Plan 65M-3903 and 65M-3914 respectively, in Part of Lot 24 and 25, Concession 5, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600. The proposed elementary school development conforms to the Official Plan.

The property is currently zoned RD3 Residential Detached Zone Three by By-law 1-88, as amended, subject to Exception 9(1218). The proposed two-storey elementary school complies with By-law 1-88.

Site History

On June 28, 2004, Council approved Draft Plan of Subdivision Files 19T-00V07 (Keystar Developments Inc.) and 19T-00V10 (Weston – 400 Holdings Inc.) to facilitate the development of two residential subdivisions including a school block comprised of Blocks 62 and 177 on Plans 65M-3903 and 65M-3914 respectively.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscaping plan and building elevations as shown on Attachments #2 to #4 inclusive, and will continue to work with the applicant to finalize the details. The Development Planning Department recommends that the garbage room doors be relocated in a manner that they do not face residential uses. All final plans must be approved to the satisfaction of the Planning Department. A condition of approval in this respect is included in the recommendation.

Servicing

The applicant has submitted site servicing and grading plans for review and approval by the Vaughan Engineering Department. All final plans must be approved to the satisfaction of the Engineering Department. A condition of approval is included in the recommendation.

Sustainability

The applicant has advised the City that the following sustainable features will be provided within the building design:

- i) the HVAC system has heat recovery capability;
- ii) high efficiency boilers;
- iii) mercury free lighting;
- iv) high grade insulation with values from R19 – R25;
- v) recycling and waste management is part of school operations;
- vi) sodded and landscaped areas have been utilized to retain water; and,
- vii) an energy monitoring system will be installed.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

Conclusion

Site Development Application File DA.09.012 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA #600, By-law 1-88, the comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development of a two-storey elementary school is appropriate and compatible with the existing and permitted uses in the surrounding area, and the lotting in the approved Plans of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

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

Report prepared by:

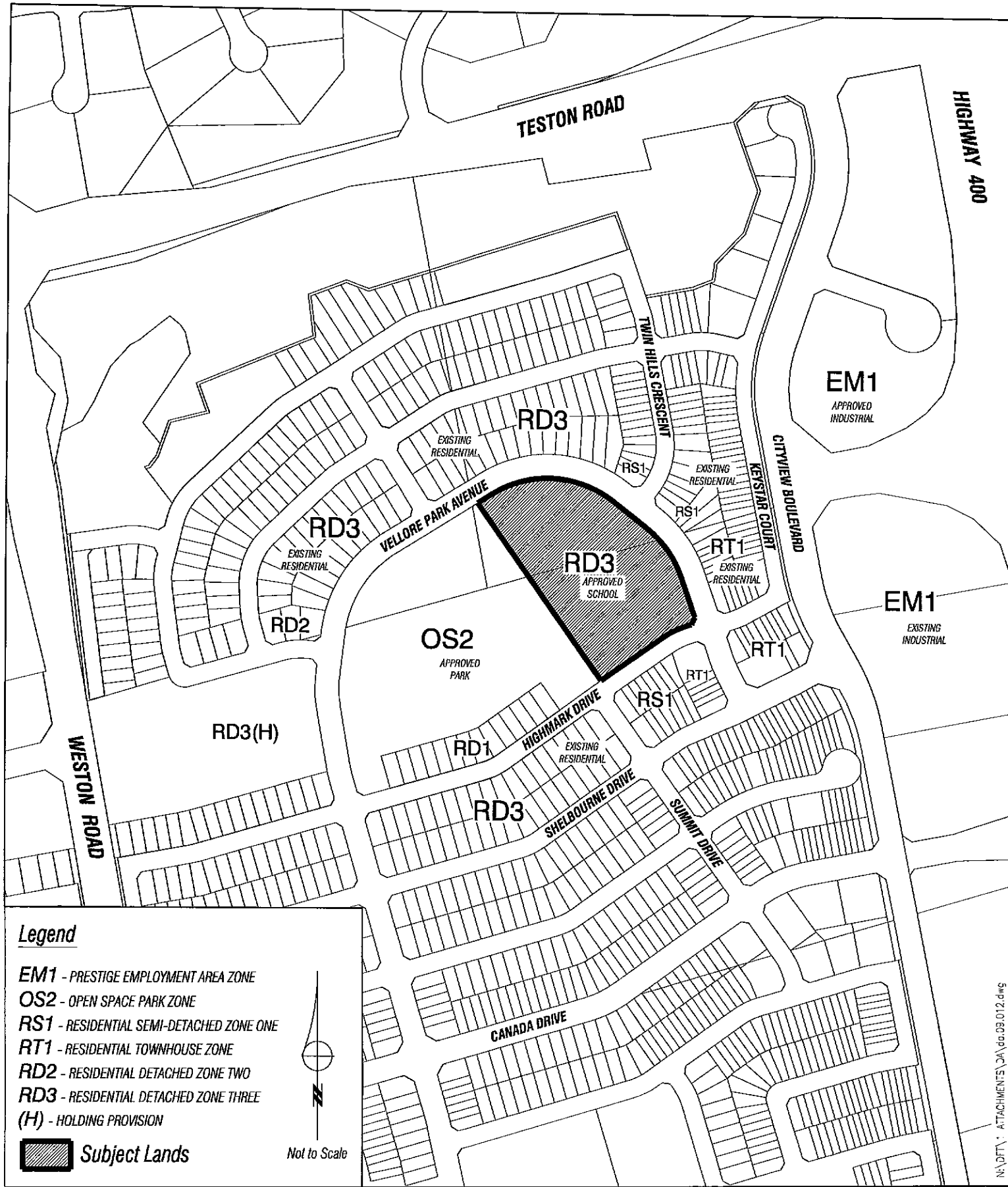
Morgan Jones, Planner 1, ext. 8216
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Location Map

Location:
Part Lots 24 & 25,
Concession 5

Applicant: York Region District School Board



The City Above Toronto

Development Planning Department

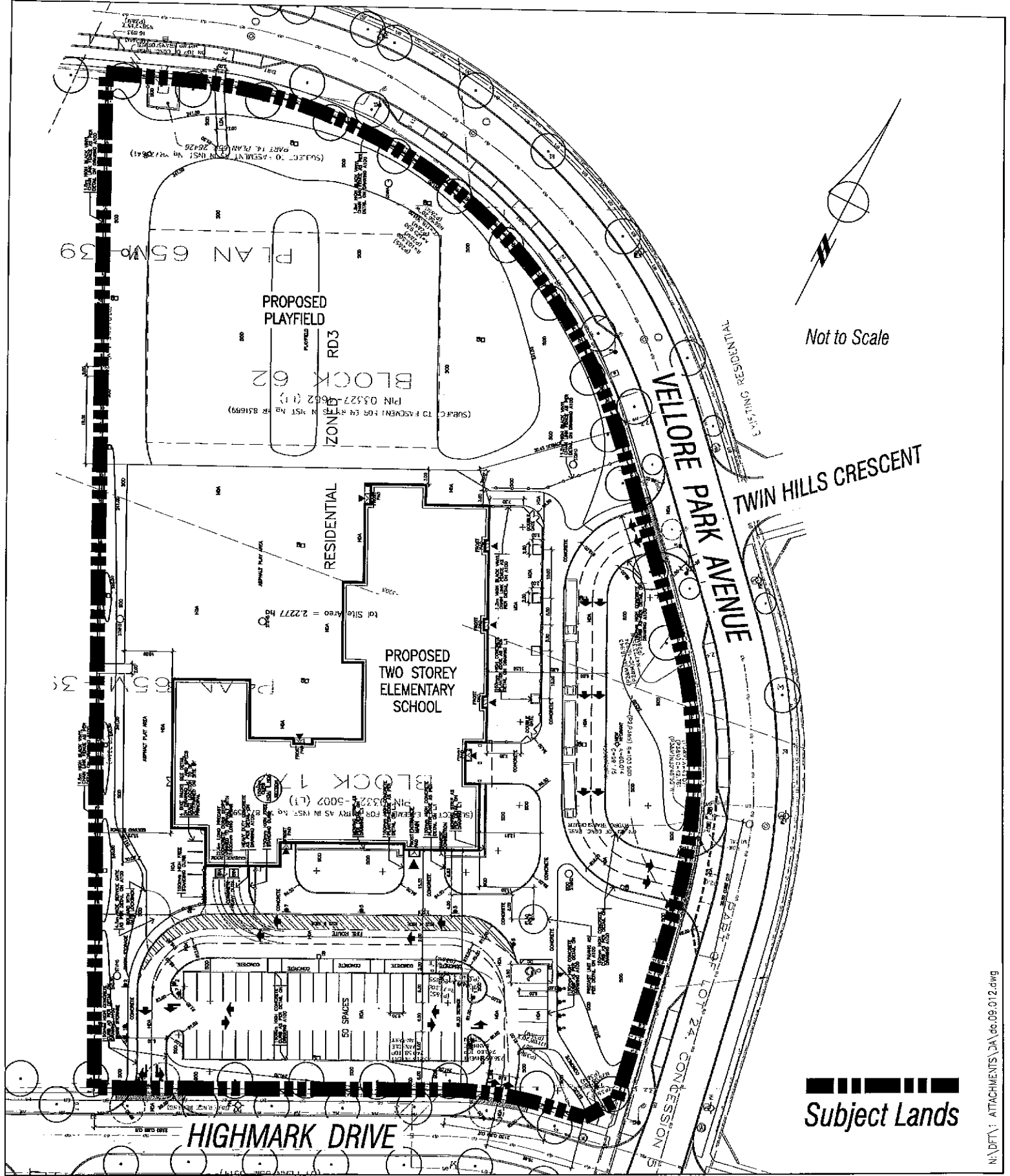
Attachment

File: DA.09.012
Related File(s):
19T-00V07, 19T-00V10

Date: April 01, 2009

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Site Plan

Location:
Part Lots 24 & 25,
Concession 5

Applicant: York Region District School Board



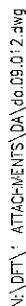
Development Planning Department

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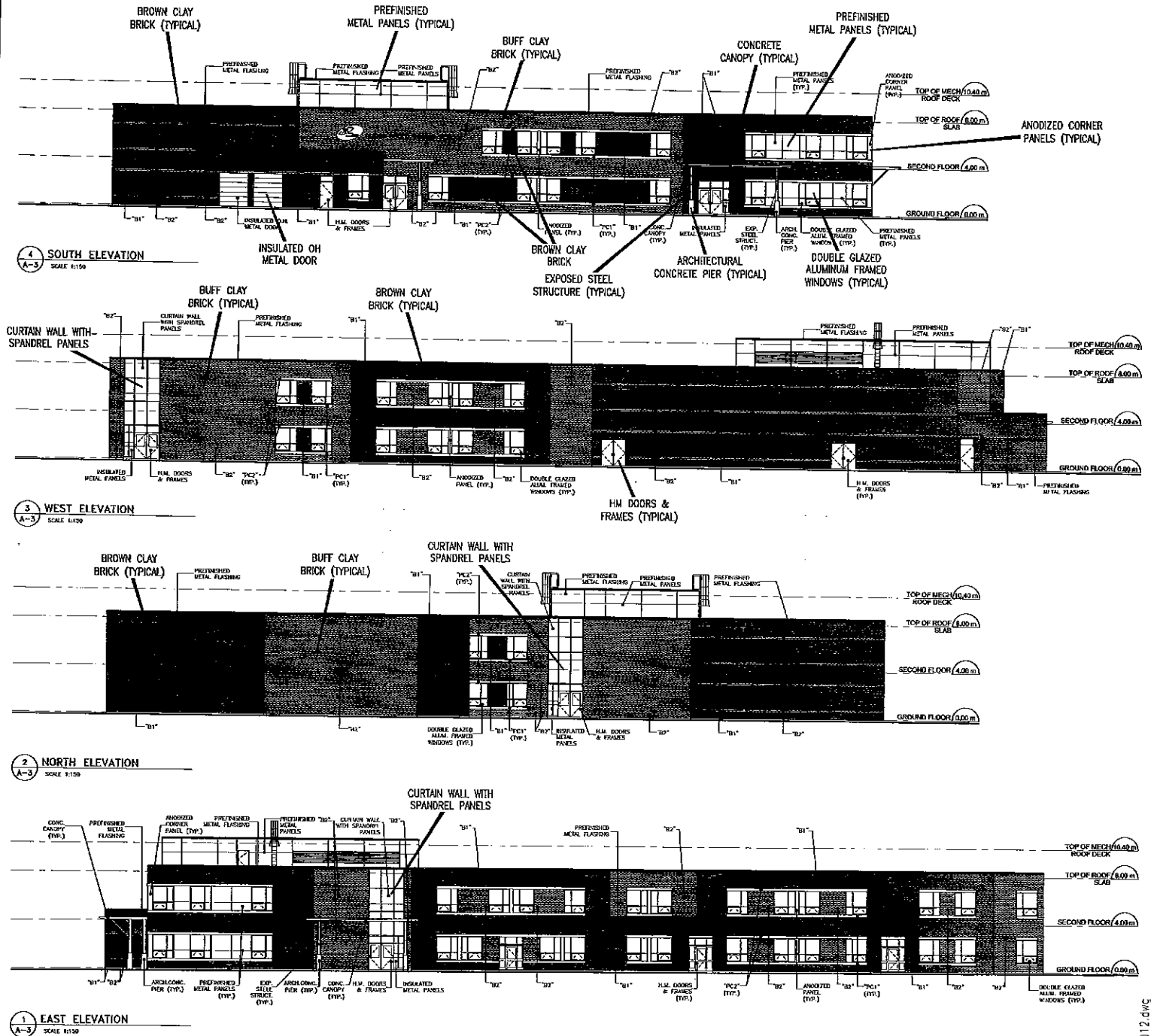
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Elevations

Location:
Part Lots 24 & 25,
Concession 5

Applicant: York Region District School Board

City of Vaughan
The City Above Toronto

Development Planning Department

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