

## **COMMITTEE OF THE WHOLE DECEMBER 1, 2009**

### **SITE DEVELOPMENT FILE DA.09.061 YORK REGION DISTRICT SCHOOL BOARD WARD 3**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.061 (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 landscaping plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plans shall be approved by the Vaughan Engineering Department.

#### **Contribution to Sustainability**

The applicant has advised the Development Planning Department that the following sustainable features will be provided within the site and building design:

- i) upgraded roof and wall insulation;
- ii) double glazed Low "E" glass;
- iii) high efficiency boilers;
- iv) variable speed pumps and fans;
- v) heat recovery systems;
- vi) full building automation systems;
- vii) occupancy sensors;
- viii) high efficiency motors; and,
- ix) LED exit lights.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The York Region District School Board has submitted a Site Development Application (File DA.09.061) on the subject lands shown on Attachments #1 and #2, to permit the development of a new 5642.70 m<sup>2</sup>, 2-storey elementary school, as shown on Attachment #3.

#### **Background - Analysis and Options**

##### **Location**

The 2.43 ha subject lands are located east of Pine Valley Drive and south of Major Mackenzie Drive, at the northwest corner of Via Campanile and Garibaldi Road within Planning Block 39, in

Part of Lot 19, Concession 6, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

### Official Plan and Zoning

The subject lands are designated "Low Density Residential" with a "School" overlay by OPA #600. The proposed site development conforms to the Official Plan.

The subject lands are zoned RD3 Residential Detached Zone Three by By-law 1-88, subject to Exceptions 9(1283) and 9(1285), which permit the proposed elementary school. The final site plan must comply with By-law 1-88, or alternatively, any required variances must be approved by the Committee of Adjustment and shall be final and binding.

### Site History

On September 25, 2009, Vaughan Council approved Draft Plan of Subdivision File 19T-97V19 (Sugarberry Holdings Inc.) and 19T-97V21 (Brawlawn Developments Inc.) to facilitate the development of 2 residential subdivisions, including a school block in each plan comprised of Block 126 on Registered Plan 65M-4136 and Block 85 on Registered Plan 65M-4139.

### 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 #3, #4, #5 and #6, respectively. The final plans will be approved to the satisfaction of the Vaughan Development Planning Department.

The Vaughan Development Planning Department is working with the applicant and the Vaughan Engineering Department to finalize the grading and servicing plans, stormwater management, access, and on-site vehicular circulation for the proposed school development. The final plans and reports must be approved to the satisfaction of the Vaughan Engineering Department. A condition of approval is included in the recommendation.

The subject lands are located with Planning Block 39 and are subject to Architectural Control. The site plan and elevation plans have been reviewed and approved by the Block 39 Control Architect, being Watchorn Architect Inc.

### 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 do not abut a Regional Road, and therefore, the proposed development is not subject to Regional approval.

### Conclusion

The Development Planning Department has reviewed Site Development File DA.09.061 in accordance with OPA #600, By-law 1-88, the Block 39 Plan, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for an elementary school is appropriate and compatible with the existing and permitted uses in the surrounding area. The applicant will be required to satisfy all requirements of the Vaughan Development Planning Department and the Vaughan Engineering Department. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - East and South
6. Elevations - West and North

**Report prepared by:**

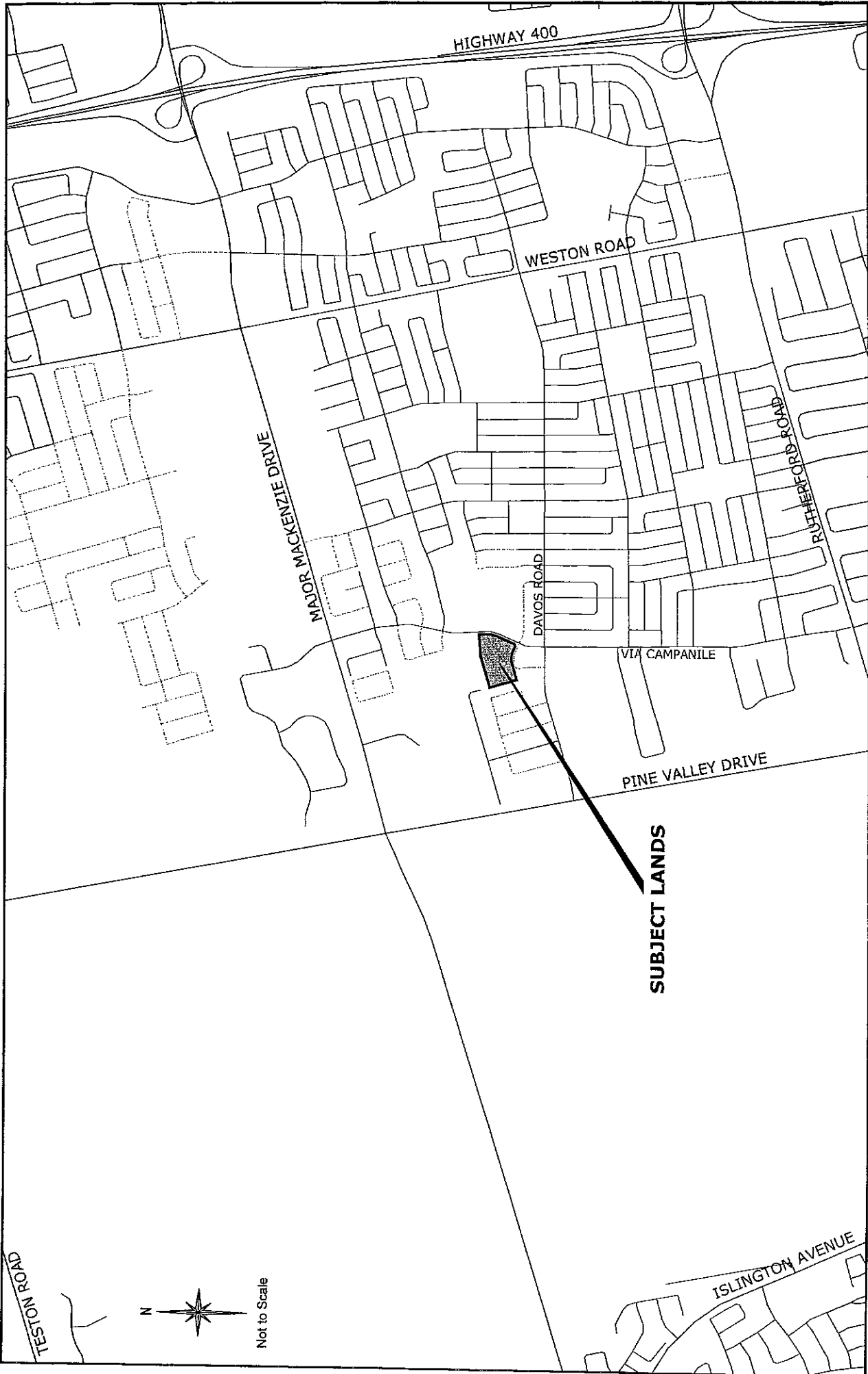
Mary Serino, Planner 1, ext. 8215  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext.8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Attachment

1

File: DA.09.061

Date:  
November 2, 2009



The City Above Toronto

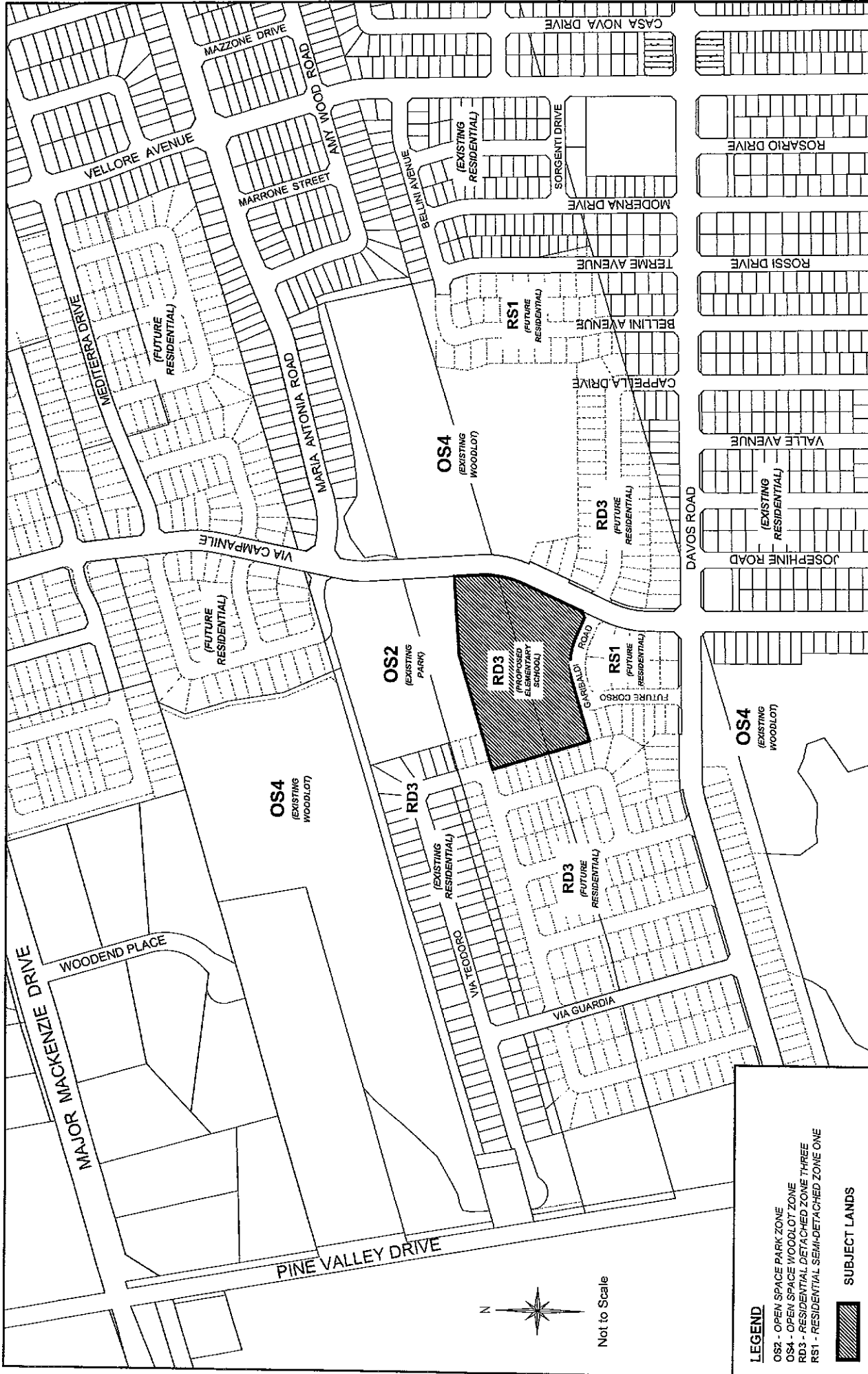
Development Planning Department

Context Location Map

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

MAP\F\1 ATTACHMENTS\DA\da.09.061.dwg



# Location Map

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

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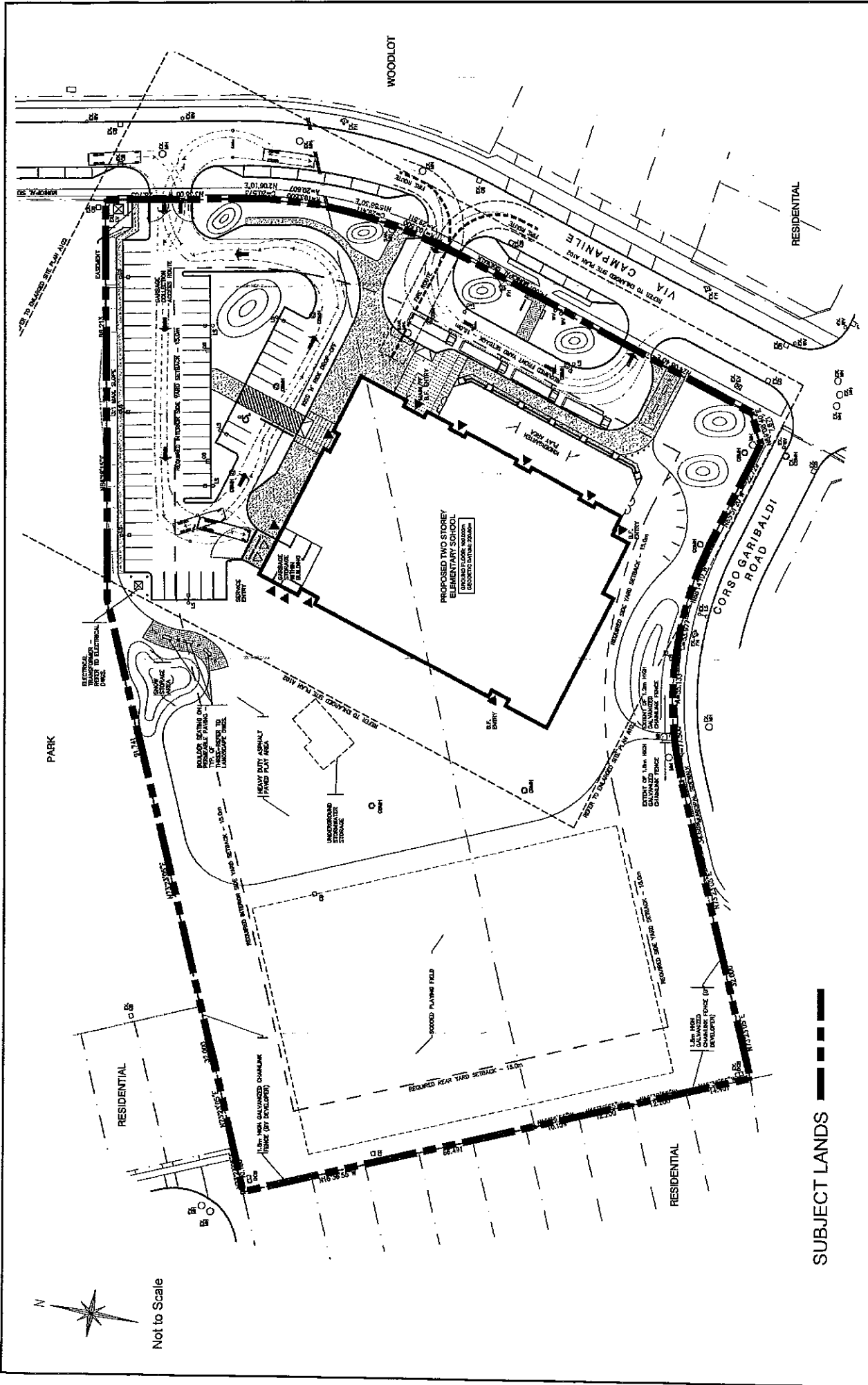
Development Planning Department

# Attachment

File: DA.09.061

Date:  
November 2, 2009

# 2



# Site Plan

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

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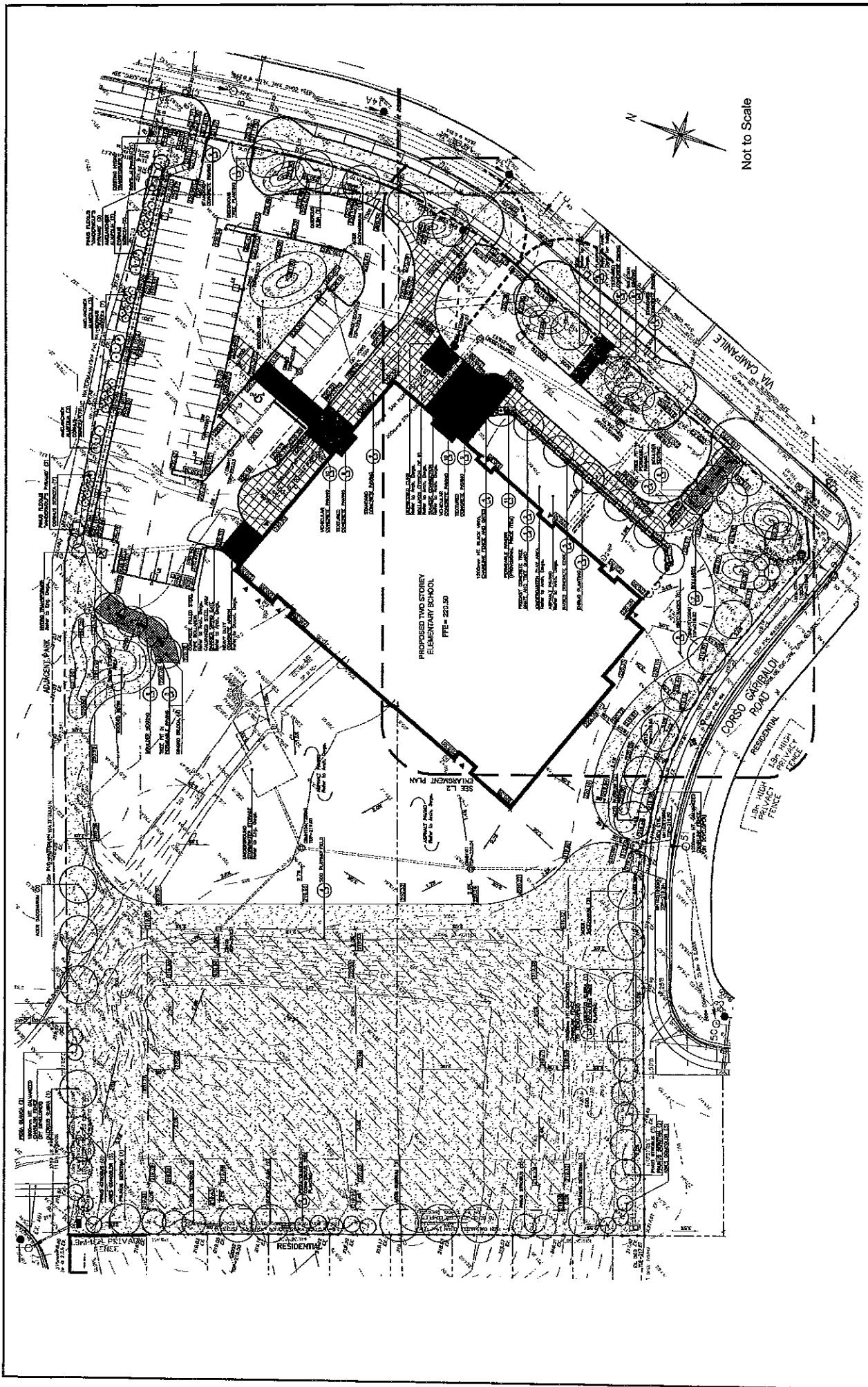
Development Planning Department

# Attachment

File: DA.09.061

# 3

Date:  
November 2, 2009



# Landscape Plan

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

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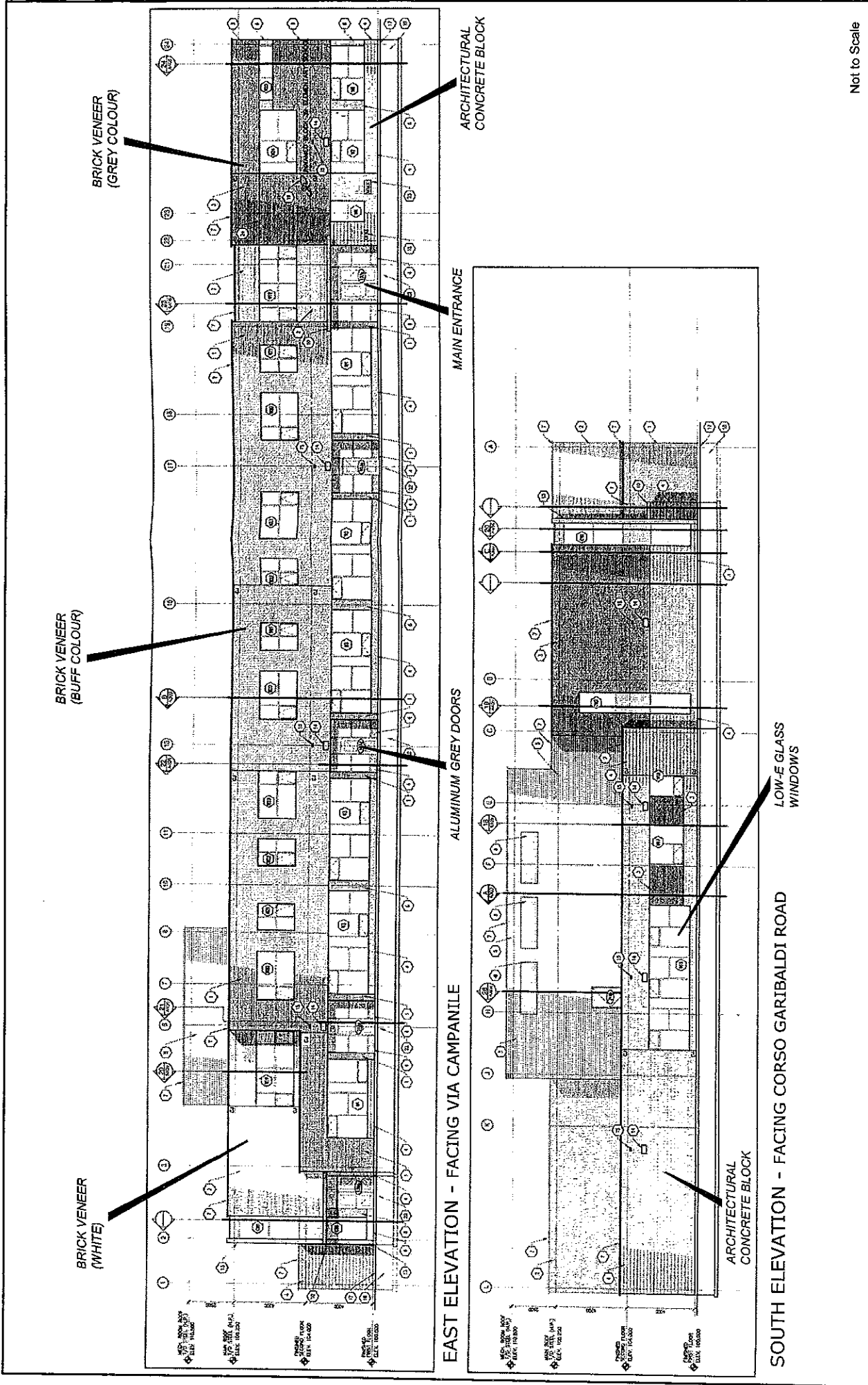
Development Planning Department

# Attachment

File: DA.09.061

# 4

Date:  
November 2, 2009



Not to Scale

# Elevations - East & South

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

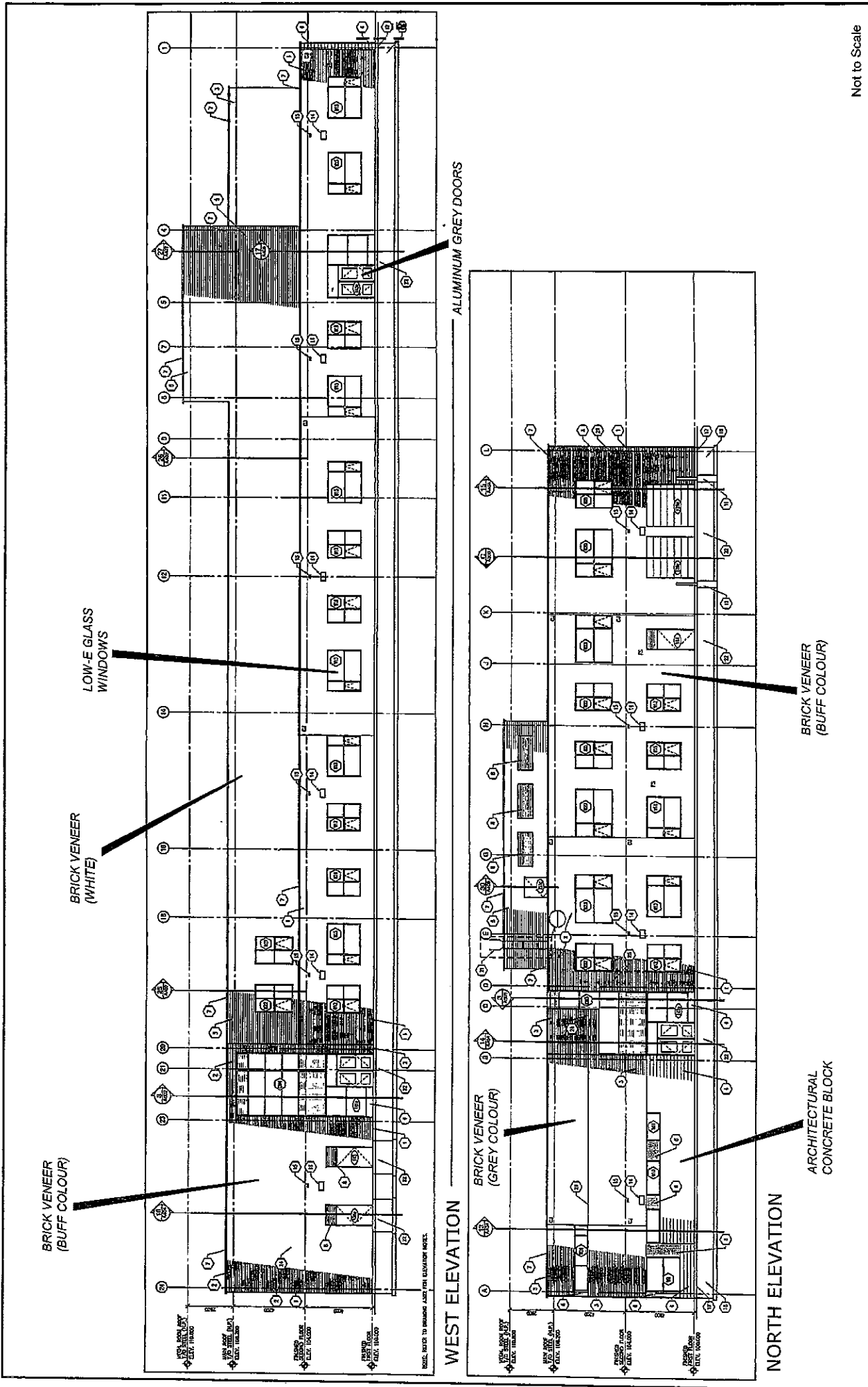
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**City of Vaughan**  
*The City Above Toronto*  
Development Planning Department

# Attachment 5

File: DA.09.061  
Date:  
November 2, 2009





# Elevations - West & North

Location:  
Part of Lot 19, Concession 6

Applicant:  
York Region District School Board

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**CITY OF Vaughan**  
The City Above Toronto  
Development Planning Department