

COMMITTEE OF THE WHOLE – MAY 22, 2001

SITE DEVELOPMENT APPLICATION YORK REGION DISTRICT SCHOOL BOARD FILE: DA.01.026

Recommendation

The Commissioner of Planning & Urban Design recommends:

"THAT Site Plan Application File DA.01.026 (York Region District School Board) BE APPROVED, subject to the following:

1. Prior to the issuance of a building permits:
 - a) the final site plan and elevations shall conform to the Zoning By-law and shall be to the satisfaction of the Community Planning and Building Standards Department;
 - b) the final grading and drainage plans shall be to the satisfaction of the Engineering Department; and
 - c) the landscaping plan and cost estimate shall be to the satisfaction of the Urban Design Department.

Purpose

On March 21, 2001, the York Region District School Board submitted an application for a site plan for a 2-storey, 5,290 sq.m public elementary school, with provisions for a future one-storey addition and 5 portables.

Background – Analysis and Options

Location

- Northeast of Rutherford Road and Highway No. 27, and south of Napa Valley Avenue
- Block 106, Plan 65M-3345 in the Woodbridge Expansion Area
- Lot 18, Concession 8, City of Vaughan

Land Use Status

- Designated - "Low Density Residential" by OPA #600
- Zoned - RV3 Residential Urban Village Three Zone by By-law 1-88

Site Description

- a 2.02 ha site with 136 m frontage on Napa Valley Avenue and 149 m depth
- the surrounding land uses are:
 - North - Napa Valley Avenue, street townhouses RVM1 (A) Residential Urban Village Multiple Dwelling Zone One
 - South - residential (RV4 (WS) Residential Urban Village Zone Four Wide Shallow)
 - East - residential (RV4 Residential Urban Village Zone Four)
 - West - Neighbourhood Park (OS2 Open Space Park Zone)

Planning Review

Official Plan and Zoning By-law

The "Low Density Residential" designation permits the proposed school use. The RV3 Zone permits the school use, subject to meeting the zoning standards. The final plans must adhere to the by-law standards or alternatively, the required variances must be approved and in full force and effect.

Vehicular Access and Parking

Vehicular access to the site is provided at 2 locations on Napa Valley Avenue. The western most access lines up with the street to the north, but encroaches onto the adjacent parkland, this requiring a variance.

A bus pick-up/drop-off area is located along the front of the school, leading to the main parking area consisting of 51 parking spaces, including two handicapped spaces. The parking area is located along the western lot line between the building and the future park. Total parking should take into consideration both the future school expansion and portables.

Site Services and Grading

The proposed elementary school has both municipal and sewage services. Prior to finalization of the plans, the Engineering Department must review and approve the site servicing and grading plans.

Landscaping

The proposed school is located adjacent to a neighbourhood park, however there is a 1.5 m buffer landscape strip instead of the by-law requirement of 2.4 m. The Urban Design Department will review the proposed landscape plan and details to ensure compatibility with the landscaping in the park design. The Urban Design Department shall review and approve the final landscape plans and cost estimate.

Elevations

The proposed school development is subject to the Sonoma Heights Architectural Guidelines and should meet the same high levels of quality expected of commercial and other buildings. The school is two-storeys in height and is sited fairly close to the street. The building is to be constructed entirely with a main beige/yellow coloured brick, accented with medium brown brick along all elevations. Windows and doors are evenly spaced around the building, with the exception of the rear elevation. The rooftop mechanicals are proposed to be enclosed within a precoated horizontal siding, rather than the same coloured brick used for the main building, which is preferred.

Conclusion

The proposed elementary school has been reviewed in accordance with the policies of the Official Plan and the Architectural Guidelines for institutional uses. The plan as submitted, would require exceptions to the access and landscape buffer standards of the by-law. Prior to the issuance of a building permit, the site plan must comply to the by-law standards, through variances if required.

Staff have no objection to the proposed site development application, subject to conditions. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

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

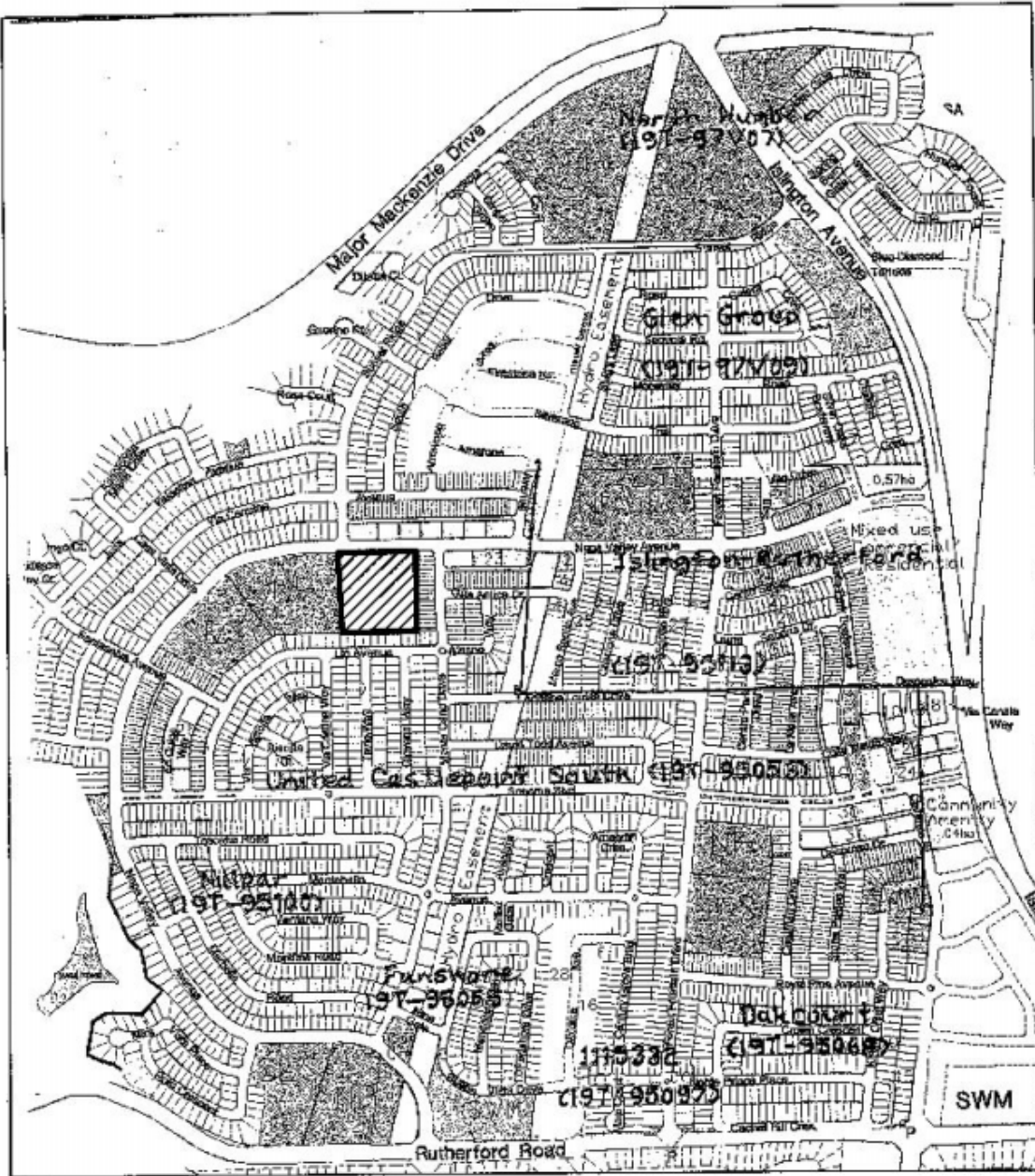
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Development Services

JOANNE R. ARBOUR
Director of Community Planning

/CM



**ATTACHMENT '1'
LOCATION MAP**

FILE #:	REPORT #:
DA.01.026	LOCATION: PART LOT 15, CONC. 6

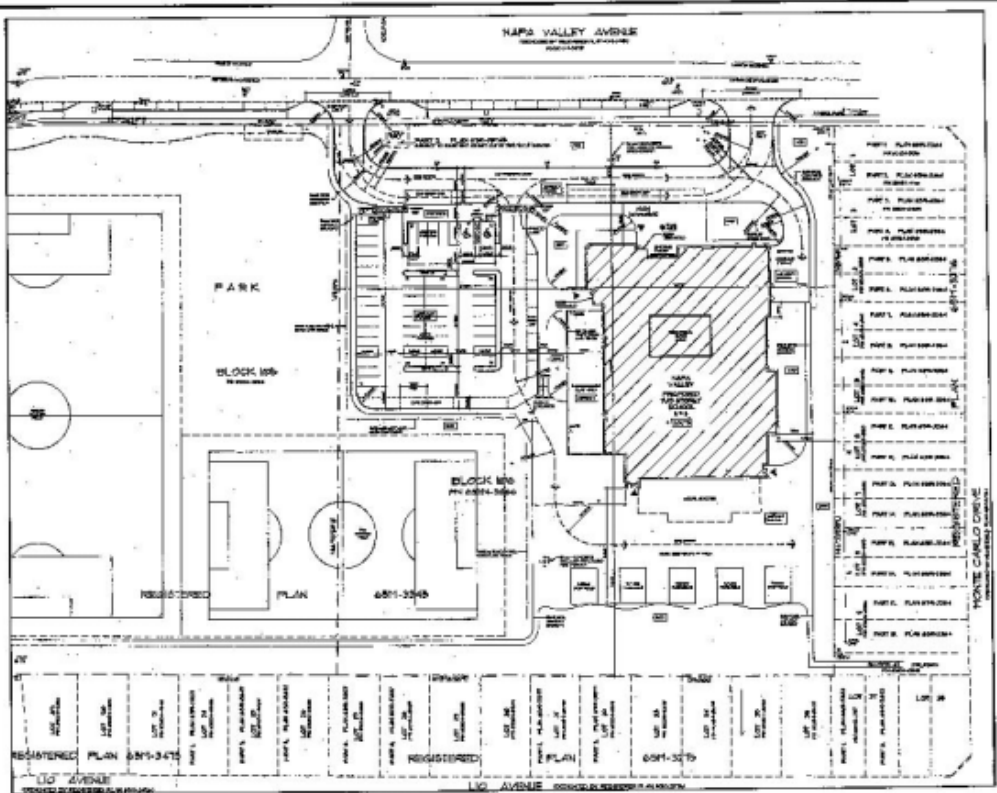


SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

DATE: 01/03/28
SCALE: NOT TO SCALE



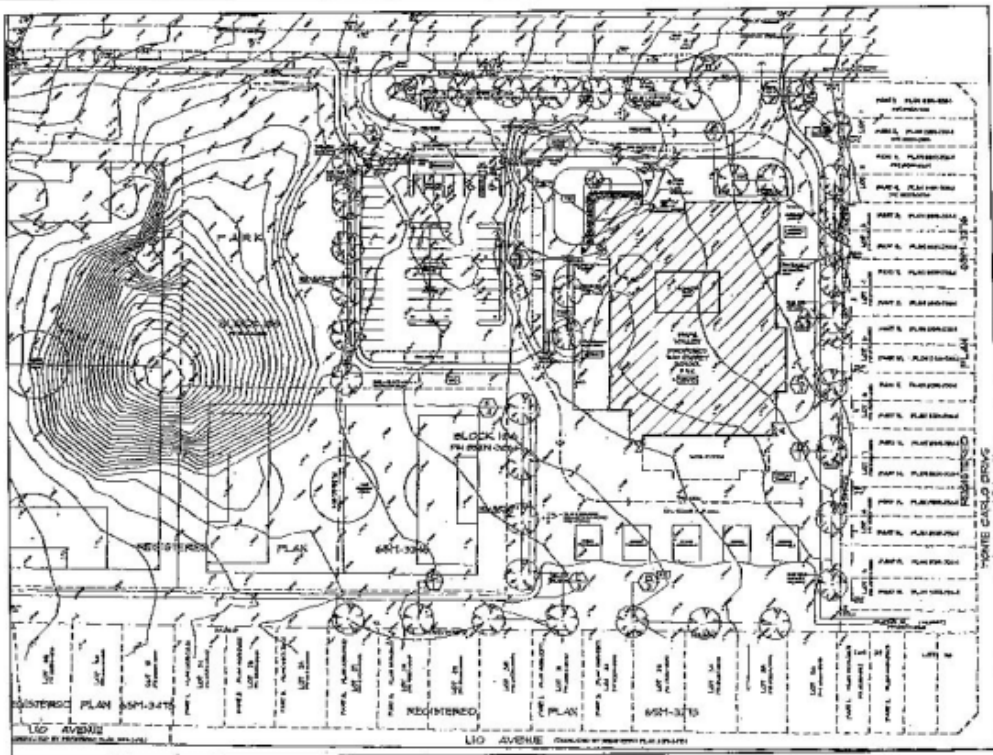
ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DA.01.026	PART LOT 18, CONC.8

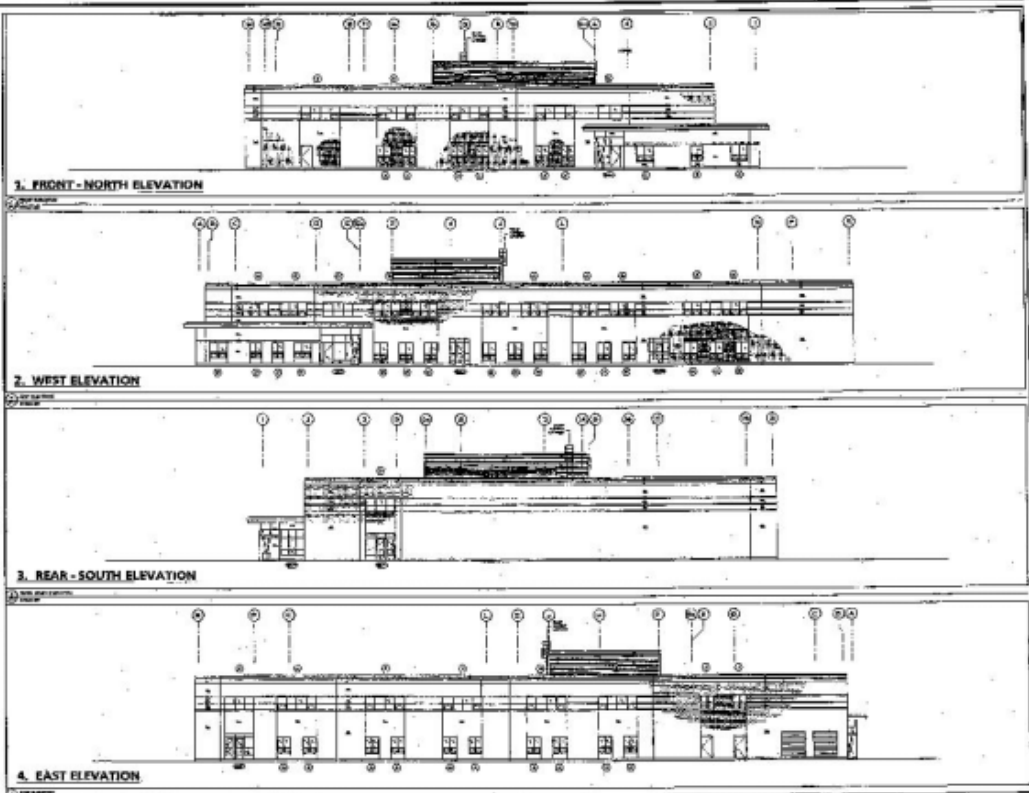
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

DATE: 01/03/29
SCALE: NOT TO SCALE



ATTACHMENT '3' LANDSCAPE PLAN	FILE #:	REPORT #:	DATE: 01/03/29
	DA.01.026	LOCATION: PART LOT 15, CONC. B	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: YORK REGION DISTRICT SCHOOL BOARD



ATTACHMENT '4'
ELEVATION

FILE #:	REPORT #:
DA.01.026	LOCATION: PART LOT 18, CONC.B

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD

DATE: 01/03/29
SCALE: NOT TO SCALE