

COMMITTEE OF THE WHOLE JUNE 4, 2001

SITE DEVELOPMENT APPLICATION DA.00.108 **YORK REGION DISTRICT SCHOOL BOARD**

Recommendation

The Commissioner of Planning & Urban Design recommends:

That Site Development Application DA.00.108 (York Region District School Board) BE APPROVED, subject to the following:

1. Prior to the issuance of building permits:
 - i) the Site Plan shall be to the satisfaction of the Community Planning and Building Standards Departments;
 - ii) the Site Servicing and Grading Plan shall be to the satisfaction of the Engineering Department;
 - iii) a Stormwater Management Report and Traffic Impact Review Study shall be to the satisfaction of the Engineering Department; and,
 - iv) the Landscaping Plan be to the satisfaction of the Department of Urban Design.

Purpose

On October 4, 2000, the York Region District School Board submitted a site development application for additions totalling 5072 sq.m to the Woodbridge College Secondary School. The application has since been revised, and the additions will now total 3195 sq.m.

Background - Analysis and Options

Community Meeting

On April 2, 2001, a community meeting was held to discuss the proposed addition to Woodbridge College, with the applicant, local councillor and staff in attendance. A number of concerns were raised by the residents, including traffic, parking, school bus loading, proximity of the sidewalk to the bus lane, landscaping, garbage and property damage.

Location

- southeast of Regional Road #7 and Islington Avenue
- 71 Bruce Street
- Part of Lot 5, Concession 7, City of Vaughan

Land Use Status

- Designation - "Open Space" by OPA #240 (Woodbridge Community Plan)
- Zoning - A Agricultural Zone and R1 Residential Zone by By-law 1-88

Site Description

- a 7.59 ha site
- developed with a high school with associated parking and sports fields
- the surrounding land uses are:

North - detached residential (R1 Zone)
South - detached residential (R1 Zone)
East - detached residential (R1 Zone)
West - detached residential, valley (R1 and R3 Zones, A Agricultural Zone)

Official Plan/Zoning

The proposal conforms to the designation of "Open Space" with a Secondary School under OPA #240 (Woodbridge Community Plan).

The R1 Residential and A Agricultural Zones of By-law 1-88 permit the school use.

Site Plan/Elevations

The main addition will be one storey on the south side of the school to accommodate additional classrooms. There will also be a small second-floor addition to accommodate a mechanical room. The main addition will be finished in brick of similar colour to the existing building, with windows evenly spaced around the addition. Metal siding will be used around the second-storey mechanical room, thereby effectively screening it.

Along the front (west side) of the school there will be a 2-storey addition to the library. The remaining additions will be to the administrative area and cafeteria, both 1-storey additions.

The library addition will be in similar brick and windows as the main addition, and the remaining additions will feature brick facades and windows.

Parking and Access

A total of four driveways to Bruce Street are proposed, which includes the two existing ones. The bus lane will be accessed from one of the new driveways and exit through an existing driveway. The new bus lane will accommodate 16 buses in two lanes of eight. If necessary, additional bus loading/unloading can be accommodated in the existing north parking lot, which is currently being used by buses.

The parking requirement for a secondary school is 4 parking spaces per teaching classroom. There will be a total of 38 classrooms and six portable classrooms, which will require 176 parking spaces. A total of 216 spaces will be provided, therefore, there will be a surplus of 40 parking spaces.

Traffic

The Engineering Department has requested a Traffic Impact Review Study to support the revised site plan. Any recommendations of this study must be incorporated into the site plan prior to the issuance of building permits.

Landscaping

The Department of Urban Design has requested additional planting along Bruce Street and between the playground and new parking lot. The landscaping must be to the satisfaction of the Department of Urban Design prior to the issuance of building permits.

Conclusion

The proposed addition to the Woodbridge College Secondary School conforms to the policies of the Official Plan, and meets the requirements Zoning By-law. The proposed site plan attempts to improve the current situation by addressing the concerns expressed by the residents, such as traffic and parking. The required technical reports will be reviewed by Staff and must be approved prior to the issuance of building permits. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan
- 2A. School Additions
3. Elevations

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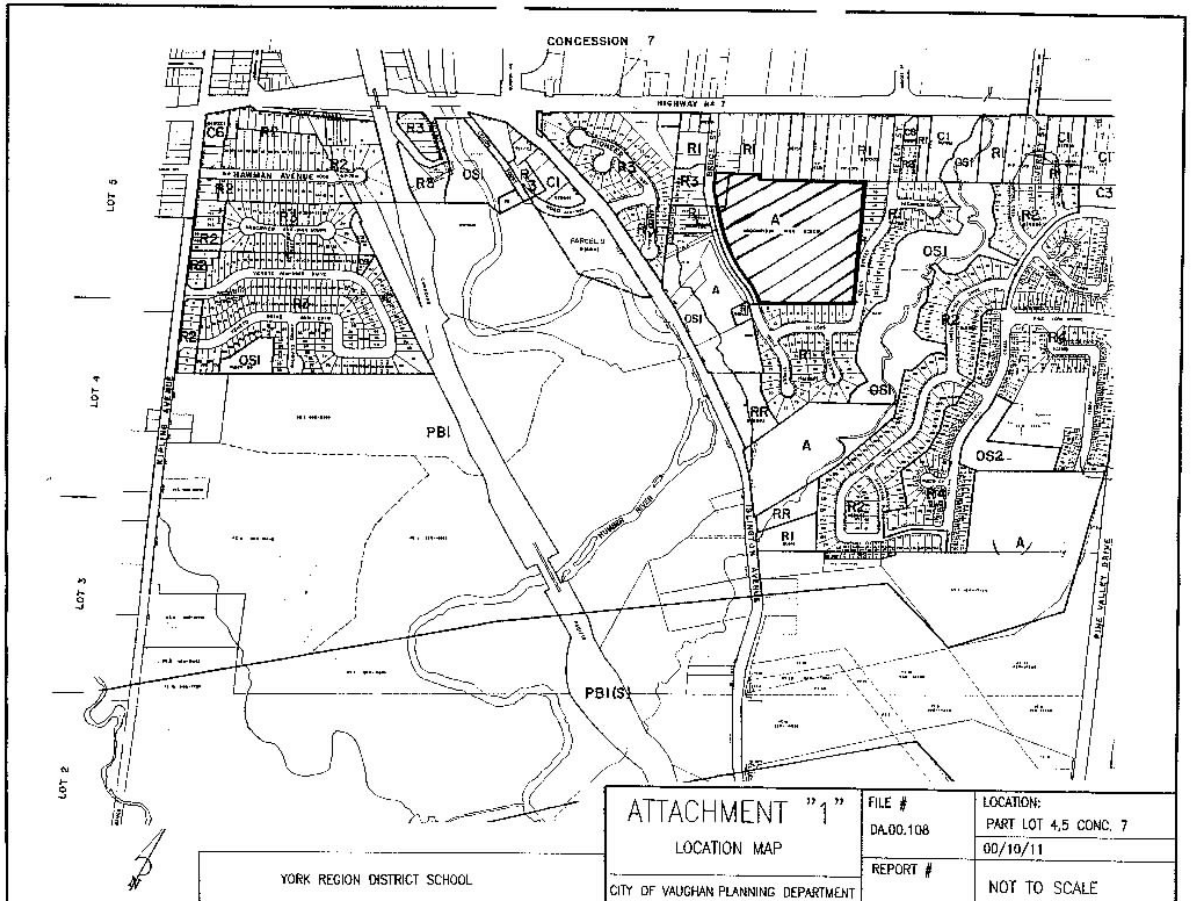
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

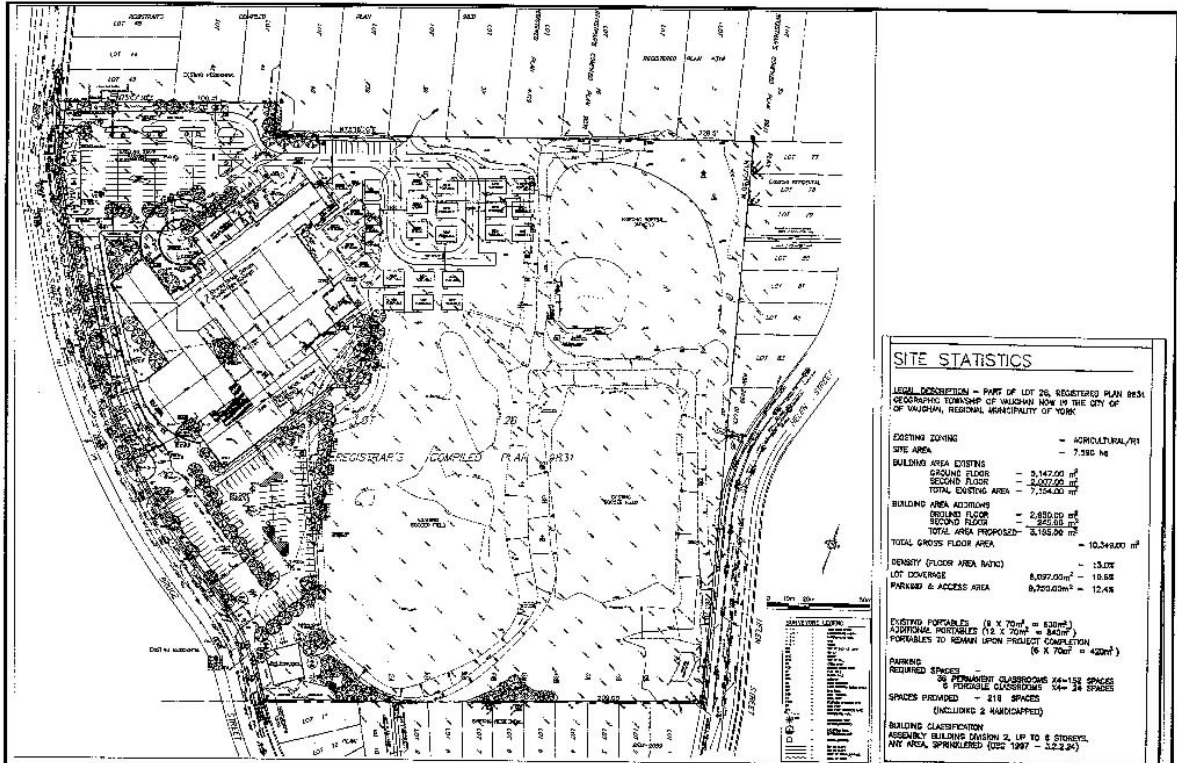
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ATTACHMENT "1" LOCATION MAP CITY OF VAUGHAN PLANNING DEPARTMENT	FILE #	LOCATION:
	DA.00.108	PART LOT 4,5 CONC. 7
	REPORT #	00/10/11
		NOT TO SCALE

YORK REGION DISTRICT SCHOOL



SITE STATISTICS	
LEGAL DESCRIPTION - PART OF LOT 26, REGISTERED PLAN 8834, GEORGETOWN TOWNSHIP (ST. VAUGHAN) NOW IN THE CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK	
EXISTING ZONING	- AGRICULTURAL/A1
SITE AREA	- 7.586 ha
BUILDING AREA EXISTING	
GROUND FLOOR	- 3,142.00 m ²
SECOND FLOOR	- 2,407.00 m ²
TOTAL EXISTING AREA	- 7,154.00 m ²
BUILDING AREA PROPOSED	
GROUND FLOOR	- 2,850.00 m ²
SECOND FLOOR	- 265.00 m ²
TOTAL AREA PROPOSED	- 3,115.00 m ²
TOTAL GROSS FLOOR AREA	- 10,349.00 m ²
DENSITY (GROSS AREA BASIS)	- 13.52%
LOT COVERAGE	8,097.00m ² - 10.55%
PARKING & ACCESS AREA	8,795.00m ² - 11.46%
EXISTING PORTABLES (6 X 70m ² = 420m ²)	
ADDITIONAL PORTABLES (12 X 70m ² = 840m ²)	
PORTABLES TO REMAIN UPON PROJECT COMPLETION (6 X 70m ² = 420m ²)	
PARKING REQUIRED SPACES	
36 PERMANENT CLASSROOMS 24-152 SPACES	
8 PORTABLE CLASSROOMS 54- 24 SPACES	
SPACES PROVIDED - 218 SPACES (INCLUDING 2 HANDICAPPED)	
BUILDING CLASSIFICATION	
ASSEMBLY BUILDING DIVISION 2, UP TO 8 STOREYS	
NET AREA, SPRINKLERED (DSC 1297 - 5.2.2.3)	

ATTACHMENT '2'
SITE PLAN


FILE #:	REPORT #:
DA.00.108	LOCATION:
	PART LOT 4,5 CONC. 7

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/03/20
SCALE:	NOT TO SCALE

APPLICANT:
YORK REGION DISTRICT SCHOOL



ATTACHMENT '2A' SITE PLAN	FILE #:	REPORT #:	 ADDITIONS	DATE: 01/03/20
	DA.00.108	LOCATION: PART LOT 4,5 CONC. 7		CITY OF VAUGHAN PLANNING DEPARTMENT

Architectural elevations of a school building. The drawings show four main elevations: East, West, North, and South. The building features a modern design with large windows and dark accents. The title block and project information are as follows:

ATTACHMENT '3'		FILE #:	REPORT #:	DATE: 01/03/20
ELEVATIONS		DA.00.108	LOCATION:	SCALE: NOT TO SCALE
		PART LOT 4,5 CONC. 7		
		CITY OF VAUGHAN		APPLICANT:
		PLANNING DEPARTMENT		YORK REGION DISTRICT SCHOOL

Additional text in the title block includes: "ADDITIONS AND RENOVATIONS TO WOODBROOK COLLEGE HIGH SCHOOL", "ELEVATIONS", "MOORE & BEMAN ARCHITECTS INC.", and "A3.1".