

**COMMITTEE OF THE WHOLE JUNE 18, 2001**

**SITE DEVELOPMENT APPLICATION  
YORK REGION DISTRICT SCHOOL BOARD  
FILE: DA.01.028**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.028 (York Region District School Board) BE APPROVED, subject to the following:

- a) that prior to the issuance of a building permit:
- i) the final site plan and elevation drawings shall be approved by the Community Planning and Urban Design Departments;
  - ii) the final landscape plan shall be approved by the Urban Design Department;
  - iii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
  - iv) access and on-site vehicular circulation shall be approved by the Engineering Department; and,
  - vi) all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

**Purpose**

On April 3, 2001, the York Region District School Board submitted a Site Plan Application to permit a 2-storey, 5,538m<sup>2</sup> public elementary school with the following site statistics:

Site Area:	2.0ha
Building Area	
Ground Floor:	3,239m <sup>2</sup>
<u>Second Floor:</u>	<u>2,299m<sup>2</sup></u>
Total GFA:	5,538m <sup>2</sup>
Future Addition:	75m <sup>2</sup>
<u>Portables:</u>	<u>420m<sup>2</sup></u>
Total Lot Coverage:	3,734m <sup>2</sup> (18.6%)
Landscape Area:	7,256m <sup>2</sup> (36.1%)
Parking Required:	54 spaces
Parking Provided:	55 spaces (including 2 spaces for the physically challenged)

**Background - Analysis and Options**

**Location**

- Southwest of Rutherford Road and Dufferin Street, on the west side of Forest Run Boulevard (Planning Block 17)

- Block 246, Registered Plan 65M-3325
- Part of Lot 14, Concession 3, City of Vaughan

#### Land Use Status

- Designation - "Low Density Residential" by OPA #600
- Zoning - RV4/RV4(WS) Residential Urban Village Zone Four by By-law 1-88, subject to Exception 9(1039)

#### Site Description

- a vacant rectangular 2.0ha site, with 167m frontage on Forest Run Boulevard, and 135m depth
- the surrounding land uses are:

North - park (OS2 Open Space Park Zone)

South - residential (RV4(WS) and RV3(WS) Residential Zones)

East - Forest Run Boulevard; residential (RV4(WS) and RVM1(B) Residential Zones)

West - residential (RV4 Residential Zone)

#### Official Plan

The site is designated "Low Density Residential" by OPA #600, which permits institutional uses, including the proposed public elementary school. The proposed development therefore conforms to the official plan.

#### Zoning

The site is zoned RV4/RV4(WS) Residential Urban Village Zone Four by By-law 1-88, subject to Exception 9(1039), which permits institutional uses including the proposed public elementary school.

The final site plan and building elevations must conform to the Zoning By-law standards, or alternatively, the required variances must be approved and in full force and effect, prior to the issuance of a building permit.

#### Site Plan

The site plan consists of a 2-storey, 5,538m<sup>2</sup> building in the south portion of the site, with the main entrance to the school facing Forest Run Boulevard. A free play area is provided at the northwest corner of the site, abutting the City park to be completed this summer. Six future portables are provided for along the south side of the free play area, as well as a future addition at the northwest corner of the school. A hard surface play area is located along the west side of the school and a kindergarten play area is on the north side, enclosed by a 1.2m high black vinyl chain link fence.

Vehicular access is from an 'Entrance Only' point on Forest Run Boulevard at the northeast corner of the site, which leads directly to a 55 space parking lot and a 'One Way' driveway for the car and bus pick-up/drop-off areas. An 'Exit Only' access is located at the southeast corner of the site.

Pedestrian access to the site is from a concrete sidewalk on Forest Run Boulevard, from an asphalt walkway connection from Ten Oaks Boulevard at the southwest corner of the site, and from the park to the north. The walkway connections to the school must be to the satisfaction of the Urban Design Department.

### Building Elevations

The proposed elementary school is subject to the requirements of the Urban Design Guidelines for the Dufferin Hill Community, and should meet the high level of quality expected of institutional buildings. The 2-storey, flat-roofed school consists of a chestnut brown brick façade with deep yellow brick accent, pre-coated metal flashing, and glazed windows in aluminium frames. Metal cap flashing with horizontal siding and anodized aluminium louvers screen the rooftop mechanical unit. Access doors have been provided on all four sides of the school, and a canopy cover protects the main entrance. First and second storey windows are provided on all four sides of the school. Staff are satisfied with the proposed elevations and find that they meet the requirements of the Urban Design Guidelines.

### Parking

By-law 1-88 requires a minimum of 54 parking spaces (1.5 spaces x 36 classrooms), whereas 55 spaces have been provided, including 2 spaces for the physically challenged. Layover parking has been provided for around the perimeter of the parking lot as per the combined School/Park Campus initiative noted in the Urban Design Guidelines. The layover spaces provide convenient drop-off/pick-up points for the school, as well as the adjacent park.

### Landscaping

The landscape plan consists of deciduous and coniferous trees around the perimeter of the site, including additional tree planting adjacent to the kindergarten play area and along the front wall of the main entrance. A planting bed is located along the northeast corner of the school, and a 10m wide landscape strip has been provided along Forest Run Boulevard. The landscape plan must be approved to the satisfaction of the Urban Design Department.

The Vaughan Real Estate Department has advised the parkland dedication requirements under the Planning Act were satisfied through the conveyance of land upon registration of the subdivision.

### Servicing

The Engineering Department advises that the subject lands have access to municipal services, including, sanitary and storm sewers and water. The Owner has submitted engineering drawings to address servicing details, which must be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

### Conclusion

Staff have reviewed the site plan in accordance with the policies of the Official Plan, the requirements of the By-law, and the Block 17 Urban Design Guidelines, and have no objections. The final site plan must conform to the Zoning By-law, or alternatively, the required variances be approved and in full force and effect, prior to the issuance of a building permit.

Therefore, Staff recommends approval of Site Development Application DA.01.028 to facilitate the proposed elementary school development, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

**Attachments**

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

**Report prepared by:**

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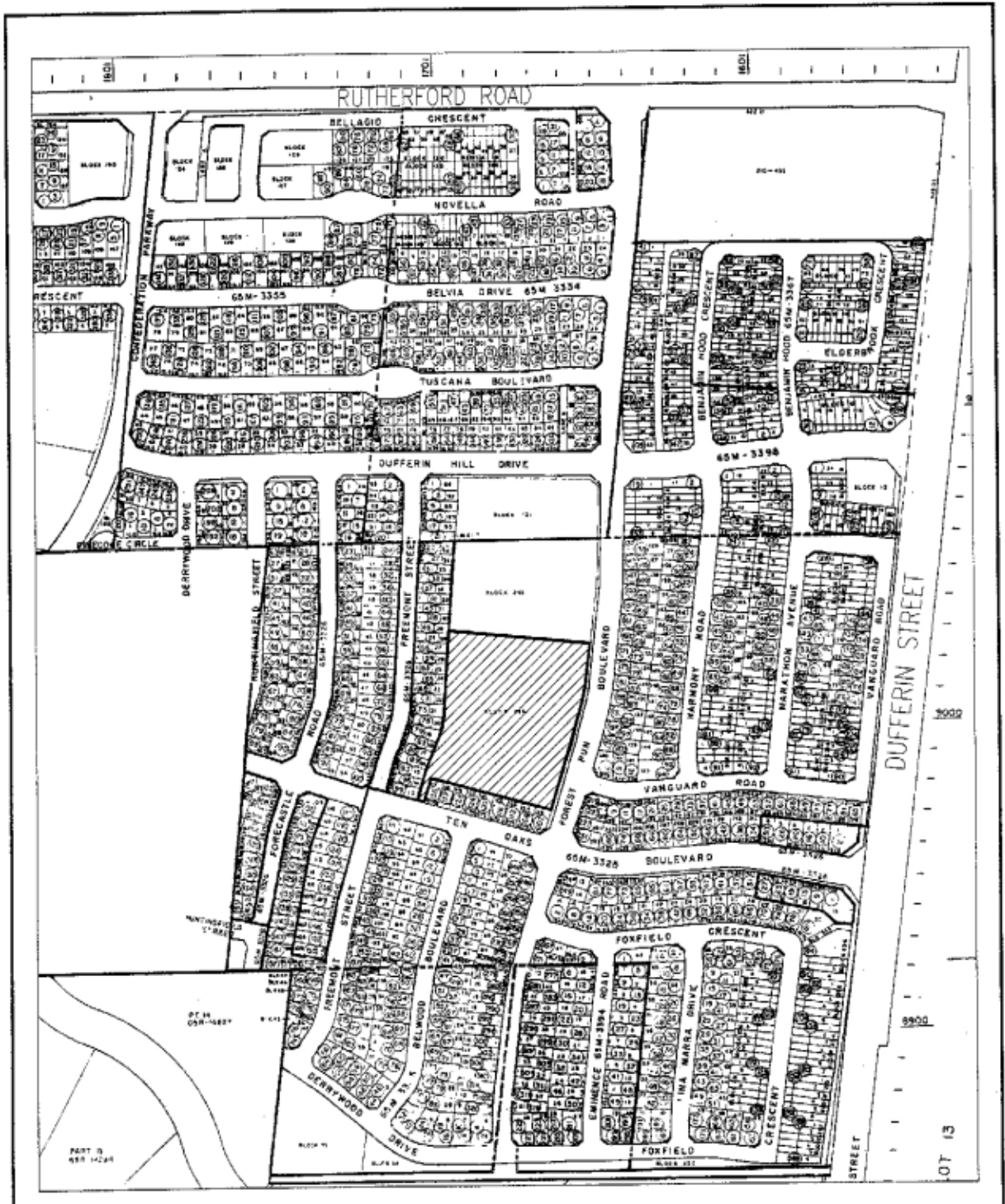
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

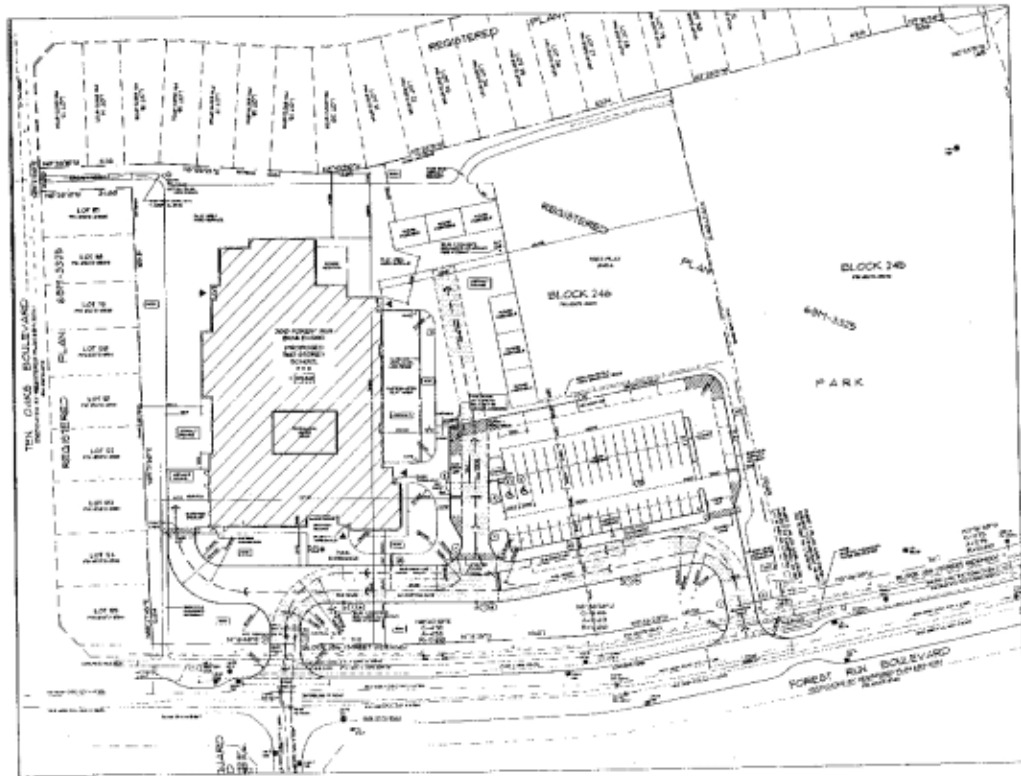
JOANNE R. ARBOUR  
Director of Community Planning

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<b>ATTACHMENT '1'</b> <b>LOCATION MAP</b>	<b>FILE #:</b> DA.01.02B	<b>REPORT #:</b> LOCATION: PT. LOT 14, CONC.3	<b>SUBJECT LANDS</b> CITY OF VAUGHAN PLANNING DEPARTMENT	<b>DATE:</b> 01/04/11 <b>SCALE:</b> NOT TO SCALE
			<b>APPLICANT:</b> YORK REGION DISTRICT SCHOOL BOARD	



ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:
DA.01.028	LOCATION: PT. LOT 14, CONC.3

CITY OF VAUGHAN  
PLANNING DEPARTMENT

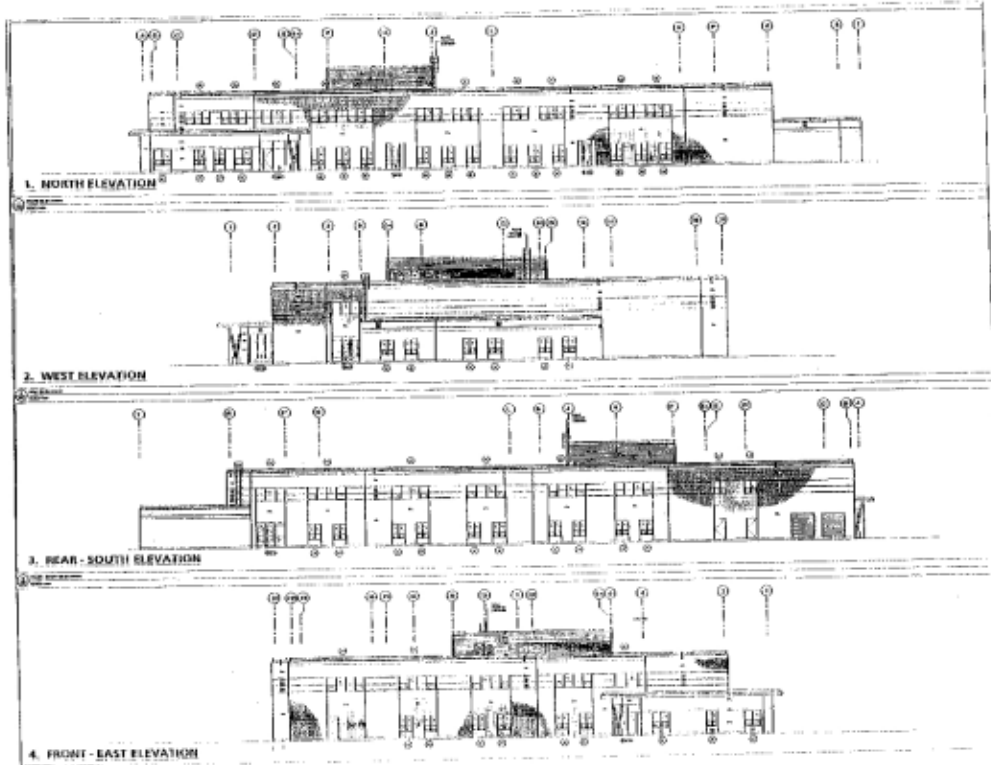
APPLICANT:

YORK REGION DISTRICT SCHOOL BOARD

DATE: 06/06/2001

SCALE: NOT TO SCALE





ATTACHMENT '4'  
ELEVATIONS

FILE #:	REPORT #:
DA.01.028	LOCATION: PL. LOT 14, CONC.3

CITY OF WAUGHAN  
PLANNING DEPARTMENT

APPLICANT:	DATE: 01/04/11
YORK REGION DISTRICT SCHOOL BOARD	SCALE: NOT TO SCALE