

COMMITTEE OF THE WHOLE AUGUST 20, 2001

**SITE DEVELOPMENT APPLICATION
YORK REGION CATHOLIC DISTRICT SCHOOL BOARD
NAPA VALLEY AVENUE ELEMENTARY SCHOOL (WEA)
FILE: DA.01.055**

Recommendation

The Commissioner of Planning recommends:

THAT Site Plan Application File DA.01.055 (York Catholic District School Board) BE APPROVED, subject to the following:

1. Prior to the issuance of a building permit:
 - a) the final site plan and elevations shall conform to the Zoning By-law and shall be to the satisfaction of the Community Planning, Urban Design and Building Standards Departments, and shall be reviewed by the Control Architect for Sonoma Heights;
 - b) the final site servicing, grading and stormwater management plans/reports shall be to the satisfaction of the Engineering Department;
 - c) the landscape plan and cost estimate shall be to the satisfaction of the Urban Design Department;
 - d) all the necessary variances, easements and right-of-ways are granted, if required; and,
 - e) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

Purpose

On July 20, 2001, the York Catholic District School Board (YCDSB) submitted an application for a site plan to permit a 2-storey, 5206m² Catholic elementary school, with provisions for 4 future classrooms and 6 future portables.

Background - Analysis and Options

Land Use Status

The subject lands are located southwest of Major Mackenzie Drive and Islington Avenue, on the south side of Maple Valley Avenue, being Block 87, Plan 65M-3344, in Lot 18, Concession 8, City of Vaughan. The site is 2.02 ha, with approximately 195m frontage on Napa Valley Avenue and an average depth of 136m². The surrounding land uses are:

- North - Napa Valley Avenue; detached dwellings (RV4 and RV3 Residential Urban Village Three and Four)
- South - residential (RV3 (WS) and RV4 Residential Urban Village Zone Three Wide Shallow and Zone Four)
- East - Neighbourhood Park (OS2 Open Space Park Zone)
- West - semi-detached units (RV4 Residential Urban Village Four Zone)

The lands are designated "Elementary School" by OPA #600, which 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.

Building/Elevations Design

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 approximately in the center of the site. The building is to be constructed entirely with a combination stucco panel and modular brick and glass as the primary exterior fabric. The exterior elevations are typical of most elementary school buildings. No mechanical equipment extends above the second floor roof level. Decorative brick accent bands surround the entire building.

Vehicular Access and Parking

Vehicular access to the site is provided at two locations on Napa Valley Avenue; the easterly access is opposite Casa Vista Drive, and a bus drop-off access is located along the front of the school facing Napa Valley Drive. A separate driveway route for vehicular traffic travels southward along the west side of the building. Two separate areas are located on site along the west property line and west of the building for additional vehicular drop-off.

There are two parking areas: one west of the building provides 47 parking spaces, and one east of the building, next to the neighbourhood park, provides 22 spaces. Total on-site parking is 67 parking spaces, which is in excess of the By-law requirement.

Stormwater Management/Grading/Servicing Plans

The school appears to have municipal and sewage services immediately available. Prior to finalization of the plans, the Engineering Department must review and approve the site servicing and grading plans, Storm Water Management Report and Servicing Report.

Landscape Plans

The proposed elementary school is located adjacent to a neighbourhood park and a 9m connection is required between the proposed school neighborhood park. A soccer field/open green area is proposed between the park and the school building. The Urban Design Department will review the final landscape plan and cost estimate to ensure compatibility between the landscaping in the park and the proposed school.

Conclusion

The proposed elementary school has been reviewed in accordance with the policies of the Official Plan and Architectural Guidelines for institutional uses. Prior to the issuance of a building permit, the elevations shall be reviewed by the control architect for the Sonoma Heights Subdivision, and the development shall comply with the Zoning By-law.

Staff has 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. Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064

Art Tikiryan, Senior Planner, ext. 8212

Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

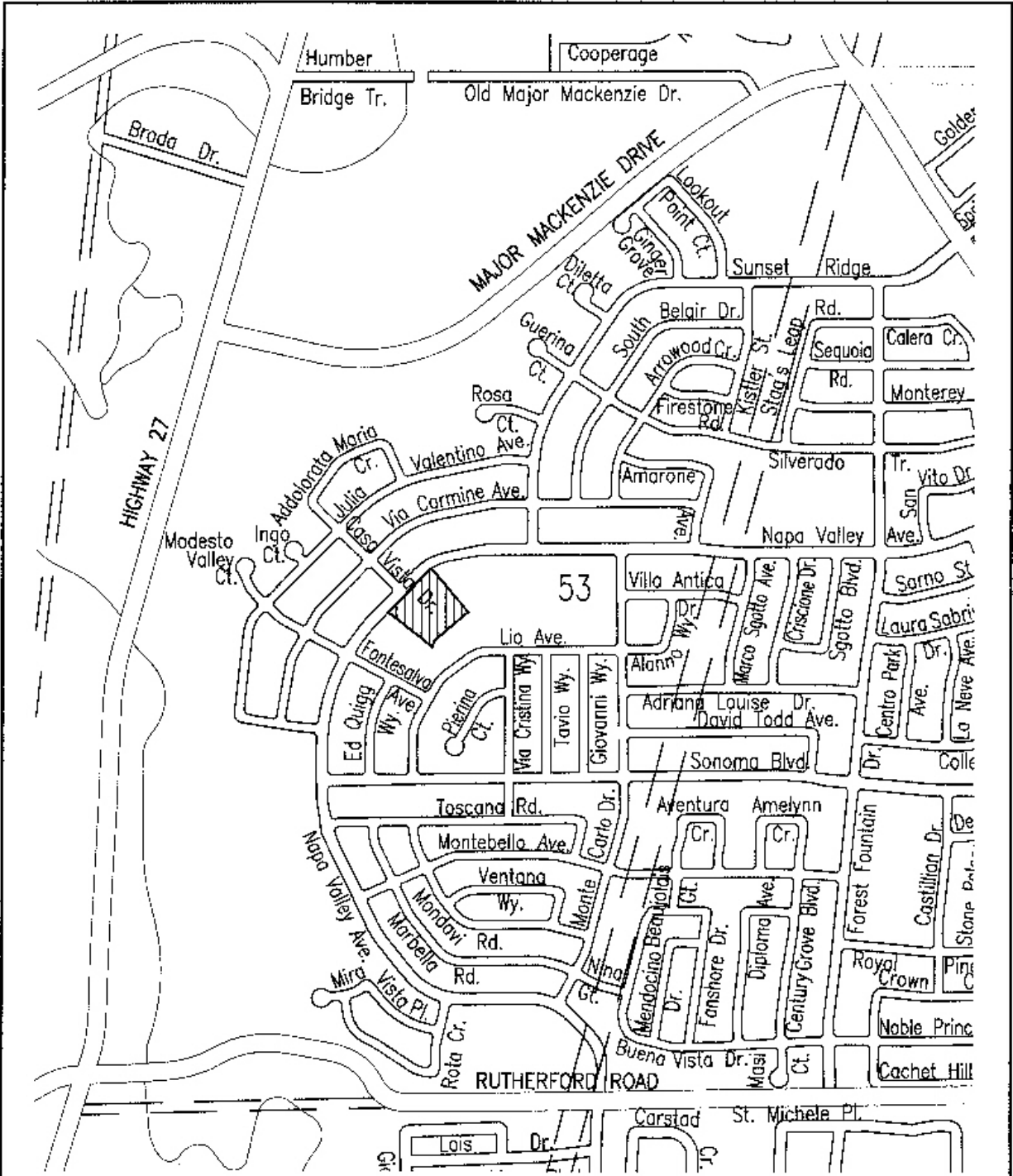
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT "1"
LOCATION MAP

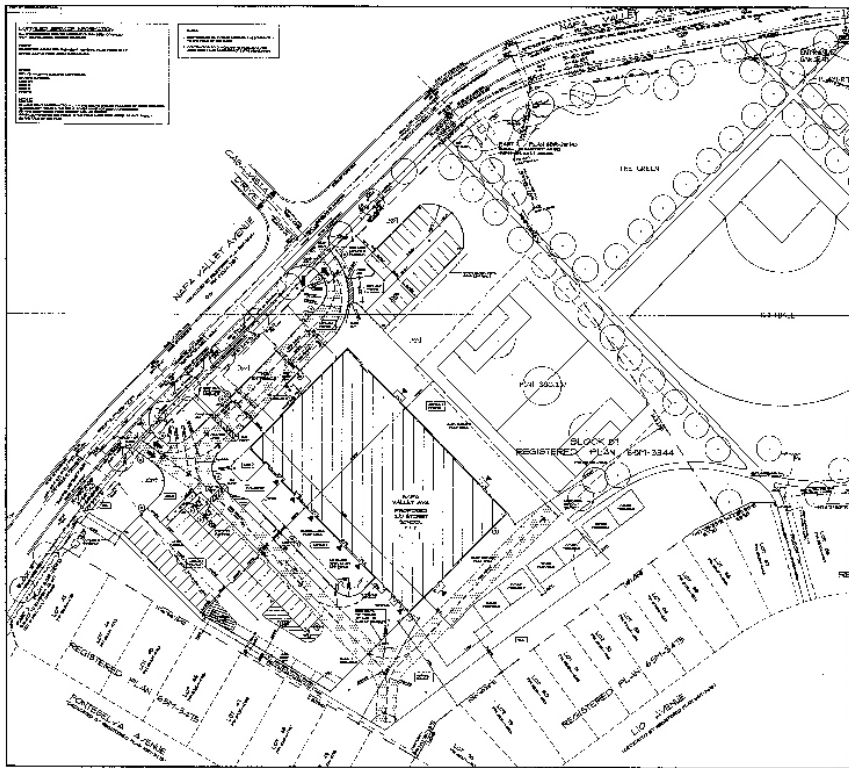
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LOCATION:
LOT 18, CONC. B
25/07/2001

YORK CATHOLIC DISTRICT SCHOOL BOARD

CITY OF VAUGHAN PLANNING DEPARTMENT

NOT TO SCALE



ATTACHMENT "2"
SITE PLAN

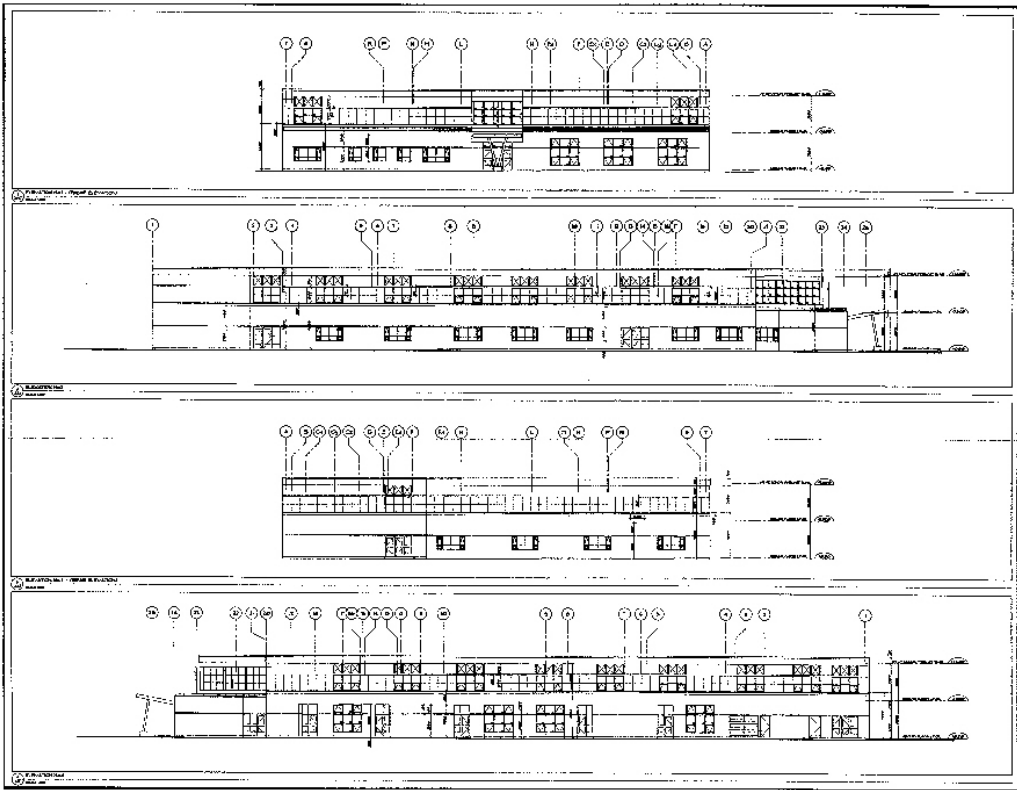
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ATTACHMENT "3"
ELEVATIONS

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