

**COMMITTEE OF THE WHOLE AUGUST 20, 2001**

**SITE PLAN DEVELOPMENT APPLICATION  
YORK CATHOLIC DISTRICT SCHOOL BOARD  
MAST ROAD ELEMENTARY SCHOOL (BLOCK 33E)  
FILE: DA.01.056**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Plan Development Application DA.01.056 (York Catholic District School Board) BE APPROVED, subject to the following conditions:

- i) the final site plan, elevations and landscape plan shall be to the satisfaction of the Community Planning and Urban Design Departments;
- ii) the final site servicing, grading and storm water management plans/reports, and environmental phase one report shall be to the satisfaction of the Engineering Department;
- iii) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
- iv) the Owner enter into an agreement with the City, which is executed and registered, to allow the Owner to locate a driveway and aisle to facilitate the proposal on the City's parkland (Block 269, Plan 65M-3362); and,
- v) a consent application be final and binding for the transfer of land identified as Part 1, Plan 65R-23549 (previously, Block 119 on the Pre-M-Plan for Draft Plan of Subdivision 19T-97V01).

**Purpose**

On July 24, 2001, the York Catholic District School Board (YCDSB) submitted a site plan application for a 2-storey elementary school, with the following site statistics:

Site Area:	2.03 ha (20,362 m <sup>2</sup> )
Landscaped Area:	1.09 ha (10,980 m <sup>2</sup> )

Proposed Building GFA:	
Ground Floor	2,721.68 m <sup>2</sup>
<u>Second Floor</u>	<u>2,206.40 m<sup>2</sup></u>
Total	4,928.08 m <sup>2</sup>

10 Future Portables GFA:	700 m <sup>2</sup>
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Future Building Addition GFA:	
2-Storeys	340 m <sup>2</sup>
Classrooms:	
Proposed Building	23 rooms
Portables	10 rooms
<u>Future Building Addition</u>	<u>4 rooms</u>
Total	37 rooms

Parking - Required: 56 spaces (includes 1 space for the physically challenged)  
- Provided: 65 spaces (includes 2 space for the physically challenged)

## **Background - Analysis and Options**

### **Land Use Status**

The subject lands are located northwest of Major Mackenzie Drive and Jane Street, in Lot 22, Concession 5, City of Vaughan, described as Block 269, Plan 65M-3266 and Part 1, Plan 65R-23549. The subject lands are vacant, with 122 m frontage on Mast Road. The surrounding land uses are as follows:

- North - future park (OS2 Open Space Park Zone)
- South - residential (RVM1(A)(B) & RVM1(B) Residential Urban Village Multiple Zone One)
- East - residential (RV3 & RV4 Residential Urban Village Zones Three & Four)
- West - residential (RV4 Residential Urban Village Zone Four)

The lands are designated "Low Density Residential", with an "Elementary School" designation overlay by OPA #600. The lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88. The school use conforms to the Official Plan and the Zoning By-law.

The preliminary review of the site plan indicates that the setbacks of the north wall of the building and the portables do not comply with the interior side yard requirement of 15 m. The setbacks are 11.44 m and 9 m respectively. Either the site plan must be modified, or relief to the zoning is required, to bring the site plan into compliance.

The southerly portion of the subject lands, identified as Part 1, Plan 65R-23549, are within Draft Plan of Subdivision 19T-97V01 and described as being Block 119 on the Pre-M-Plan. As these lands were not registered, Block 119 must be severed from the lands within Plan 19T-97V01, to be joined with the remaining lands for the school. A consent application is required, and is to final and binding as a condition of approval.

### **Building/Elevations Design**

The proposed 2-storey building is a flat-roofed, irregular "L" shaped structure. The protruding main entrance, facing Mast Road, features a white coloured concrete masonry façade, with a reddish orange brick band near the roofline that separates the signage for the school. The façade treatment for all the elevations features primarily reddish orange brick, with a band of white coloured masonry concrete at the grade, and bands of white coloured masonry concrete and cream coloured brick near the roofline.

The architectural treatment for the windows in the elevations feature windows with white concrete masonry sills for the ground and second floors, with a band of grey coloured brick separating the floors, surrounded by a continuous grey concrete strip. This architectural treatment is repeated for most of the elevations. The north elevations, which face the future park, have limited glazing, as the rooms in this part of the building are mainly mechanical, storage or general purpose (i.e., gymnasium, stage) rooms or stair corridors.

The building is to accommodate initially 23 teaching classrooms, which includes 2 special education classrooms, and ancillary areas, including a gymnasium/stage and library. The proposal indicates a future addition, at the east elevation, which would appear to allow for 4 classrooms within 2-storeys. The site plan also indicates, to the east of the building, 2 locations for a total of 10 portables. The site plan provides for a total of 37 proposed and future classrooms/portables.

### Vehicular Access/Parking/Delivery Area

Vehicular access is provided at two full ingress/egress locations from Mast Road; one at the south end, to the south of Queen Isabella Crescent, and one at the north end on the City's parkland, opposite the northerly Queen Isabella Crescent.

The approved engineering plans in the Subdivision Agreement for Plan 19T-97V01 between Alsi Developments Limited and the City dated August 12, 1999 and registered on September 27, 1999, provided for the southerly driveway on the subject lands to align with Queen Isabella Crescent, which is not reflected in the site plan. Modifications may be required to the entrance to align with the cross-street to address traffic movement concerns. The Engineering Department, in the review of the site plan, will provide comments concerning the vehicular movement, and revisions will be made as required.

The northerly driveway and aisle to the school is located on the City's parkland (Block 269, Plan 65M-3362). The Owner is required to enter into an agreement with the City, which is to be executed and registered, to locate a driveway and aisle on the City's land for the school.

A driveway and a bus lay-by lane, are located in front of the proposed building's main entrance. Although this driveway is not for the exclusive use of school buses, other vehicular traffic would not need to use this driveway as there is an alternative south driveway leading to the parking area. The easterly section of the parking lot provides for a parent drop off area, however, this area should be more specifically delineated to visually separate the area from the aisle.

The main parking area is located between the building and south lot line of the site, which abuts the residential dwelling units on Del Francesco Way. The parking area accommodates 65 parking spaces, including 2 spaces for the physically challenged. The By-law requires 1.5 parking spaces/teaching classroom and therefore, 56 parking spaces (including 1 physically challenged space) are required for the maximum 37 classrooms/portables. The parking provided complies with the by-law.

The internal delivery/service (i.e., refuse, loading) area is located along the building's south wall, with one overhead door. No loading space is indicated on the site plan and is not required by the zoning. The elevations will need to indicate the dimensions for vertical clearance of the overhead door.

### Pedestrian Access

The approved engineering plans in the Subdivision Agreement provided for a 1.5 m concrete sidewalk on both the west and east sides of Mast Road, in front of the school block. The proposal needs to show the municipal sidewalk, as a concrete walkway leading from the streetline to the school's main entrance, is indicated on the site plan.

There is a sidewalk system for the south end of the site leading from the parking area to the building. There is also a sidewalk connection from the south part of the site abutting the lot line to the boulevard of Mast Road. However, this sidewalk access cannot connect to the boulevard until the City acquires the land upon registration of Plan of Subdivision 19T-97V01. The north end of the site does not propose any walkway connection to the future park, which Staff recommends should be added.

### Landscape Plans

Landscape plans are required for the review and approval of the Urban Design Department. The school is located adjacent to a future park, therefore the Urban Design Department will review the proposed landscape plan and details to ensure compatibility with the landscaping in the future park. Appropriate landscaping should be provided along the limits of the site to adequately

screen the parking and service/delivery areas, and other on-site facilities from the residential areas, to the south and east, surrounding the subject site.

The site plan includes a junior soccer field to the east of the building.

#### Stormwater Management/Grading/Servicing Plans

The Owner will be required to submit required storm water management plan/reports, environmental phase one report, and grading and site servicing plans for the proposed development, for the review and approval of the Engineering Department.

#### Conclusion

Staff have reviewed the proposed elementary school in accordance with the policies of the Official Plan and the requirements of the Zoning By-law and has no objections. Staff support the site development application, subject to the proposal complying with the zoning requirements, and City approving the final site plan, elevations, landscape plans, and storm water management, site servicing and grading plans/reports. The consent must be final and binding to join the parcels into one lot, and an agreement to locate a driveway on City lands must be executed.

Should Committee concur, Site Development Application DA.01.056 (York Catholic District School Board) can be approved with the recommendation contained within this report.

#### Attachments

1. Location Map
2. Site Plan
3. Elevations

#### Report prepared by:

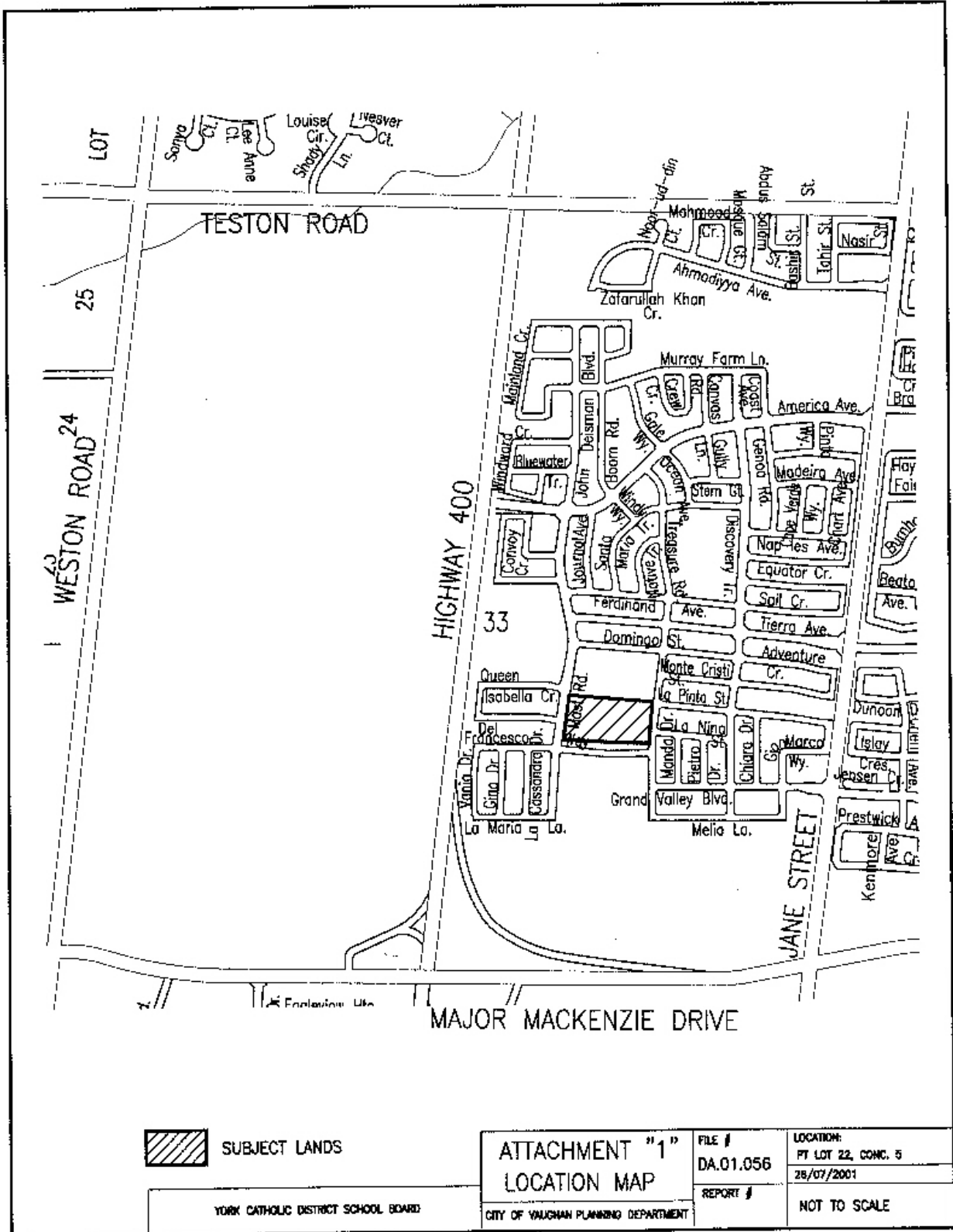
Judy Jeffers, Planner, ext. 8645  
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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



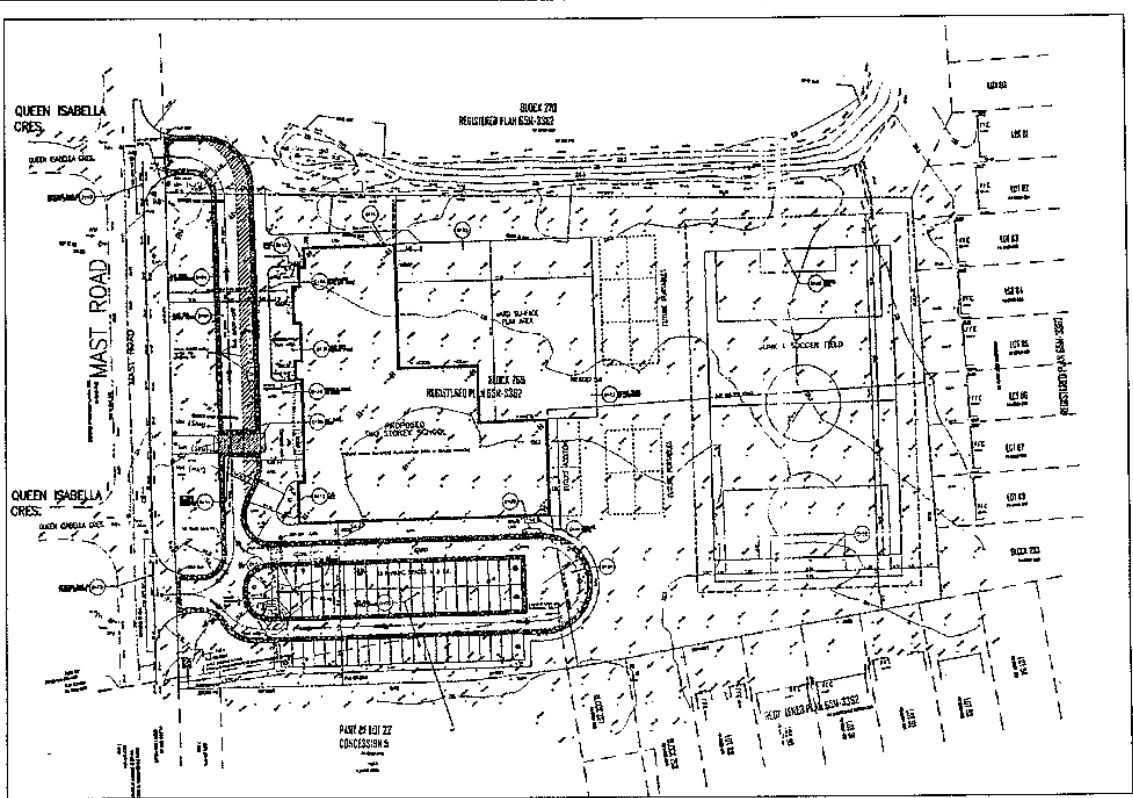
SUBJECT LANDS

ATTACHMENT "1"  
LOCATION MAP  
CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #  
DA.01.056  
REPORT #

LOCATION:  
PT LOT 22, CONC. 5  
28/07/2001  
NOT TO SCALE

YORK CATHOLIC DISTRICT SCHOOL BOARD



ATTACHMENT "2"  
SITE PLAN

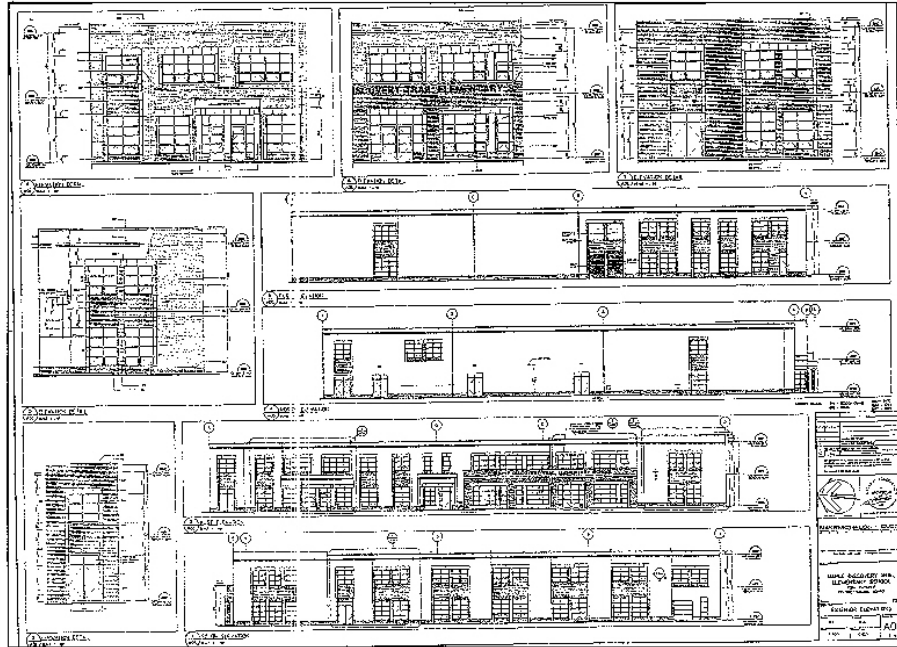
FILE #  
DA.01.056  
REPORT #

LOCATION:  
PT LOT 22, CONC. 5  
28/07/2001

YORK CATHOLIC DISTRICT SCHOOL BOARD

CITY OF VAUGHAN PLANNING DEPARTMENT

NOT TO SCALE



YORK CATHOLIC DISTRICT SCHOOL BOARD

ATTACHMENT "3"  
ELEVATIONS

FILE #  
DA.01.056  
REPORT #

LOCATION:  
PT LOT 22, COND. 5  
26/07/2001  
NOT TO SCALE

CITY OF VAUGHAN PLANNING DEPARTMENT