

**COMMITTEE OF THE WHOLE NOVEMBER 5, 2001**

**SITE DEVELOPMENT APPLICATION  
YORK CATHOLIC DISTRICT SCHOOL BOARD  
FILE: DA.01.073**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.073 (York Catholic 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 conform to the Zoning By-law and shall be to the satisfaction of the Community Planning and Urban Design Departments;
  - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
  - iii) the final landscape plan shall be approved by the Urban Design Department;
  - iv) a reconfigured access and on-site vehicular circulation shall be approved by the Engineering Department; and,
  - v) all the requirements of Hydro Vaughan Distribution Inc. shall be satisfied.

**Purpose**

On September 10, 2001, the York Catholic District School Board (YCDSB) submitted a site development application for a 2-storey, 4,764m<sup>2</sup> elementary school, with provision for a future building addition and 10 portable classrooms, with the following site statistics:

Site Area:	2.08 ha
Building Area	
Ground Floor:	2578 m <sup>2</sup>
<u>Second Floor:</u>	<u>2186 m<sup>2</sup></u>
Total Building GFA:	4764 m <sup>2</sup>

Parking Provided: 64 spaces (including 2 spaces for the physically challenged)

**Background - Analysis and Options**

The site is located northwest of Rutherford Road and Hwy #400, being Blocks 160, 134, and 56 of Plan 65M-3348, in Lot 16, Concession 6, City of Vaughan. The site is designated "Low Density Residential" by OPA # 600 and zoned RV4 (WS) Residential Urban Village Zone Four by By-law 1-88.

The site consists of 2.08 ha with 134.6m of frontage on Comdel Boulevard and 172.5m depth. The surrounding land uses are:

- North - Woodlot (OS1 Open Space Conservation Zone)
- South - RV4 (WS) Residential Urban Village Zone Four and RVM1-(WS-B) Residential Urban Village Multiple Dwelling Zone One on a Wide and Shallow Lot
- East - RV4 (WS) Residential Urban Village Zone Four
- West - OS2 Open Space Park Zone

## Site Plan

The site plan consists of a 2-storey, 4,764m<sup>2</sup> building in the southeast portion of the site, with the main entrance to the school fronting onto Vellore Woods Boulevard. A mini soccer field is provided at the northwest corner, abutting the future neighbourhood park. Ten future portables and a large asphalt play area are provided in the west side yard, at the rear of the proposed building. A kindergarten play area is located directly adjacent to the school structure and enclosed by a chain link fence.

## Elevations

The building is proposed to be constructed of earth tone pink and beige-coloured face brick, with gray-brick, bands. Three rows of concrete block are proposed at the base of the building, and a gray metal siding mechanical/electrical room is on the rooftop. Windows and doors are evenly spaced around the building, and the main entrance is covered by a metal canopy with concrete columns.

## Parking and Access

Three full service access points are provided, one from Comdel Boulevard and two from Vellore Woods Boulevard. A bus drop-off area is sited at the front of the proposed building near the main entrance, and a vehicular drop-off is proposed in the parking area in the north portion of the site. Fifty-seven parking spaces are provided in this parking area and six angled spaces are located at the front of the building. The parking provided is sufficient to accommodate the proposed school and future building and portable classroom additions.

Pedestrian access is provided from four asphalt/concrete-paved walkways, three from the east property line and one from the south property line. The pedestrian access at the northeast corner of the site follows the perimeter of the parking area to side and front door entrances of the proposed school.

## Site Services and Grading

The school site will be serviced by municipal water and sewage services. Prior to the finalization of the plans, the Engineering Department must approve the servicing and grading plan.

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

## Landscaping

The south and east perimeters of the site abutting Comdel Boulevard and Vellore Woods Boulevard, are landscaped and tree-lined. Concrete paving is used in combination with shrub beds to enhance the front (east) façade of the building.

The Urban Design Department has reviewed the proposed development and advised as follows:

- “1. additional shrub planting shall be required in landscape strip along Vellore Woods Boulevard and Comdel Boulevard;
2. the landscape strip located between woodlot and school concrete sidewalk shall be completed with naturalized planting;
3. the landscape islands in parking area shall be completed with tree planting and sodding;

4. additional planting shall be required in area between the parking lot and soccer field;
5. the slopes are to be a maximum of 3:1; and,
6. a walkway connection to adjacent park shall be indicated on the landscape plan.”

The Applicant is required to submit a revised landscape plan addressing the foregoing comments of the Urban Design Department.

### **Conclusion**

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the requirements of the Zoning By-law and have no objections. Staff recommend approval of Site Development Application DA.01.073 (York Catholic District School Board) to facilitate the proposed elementary school development, subject to conditions. Should 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:**

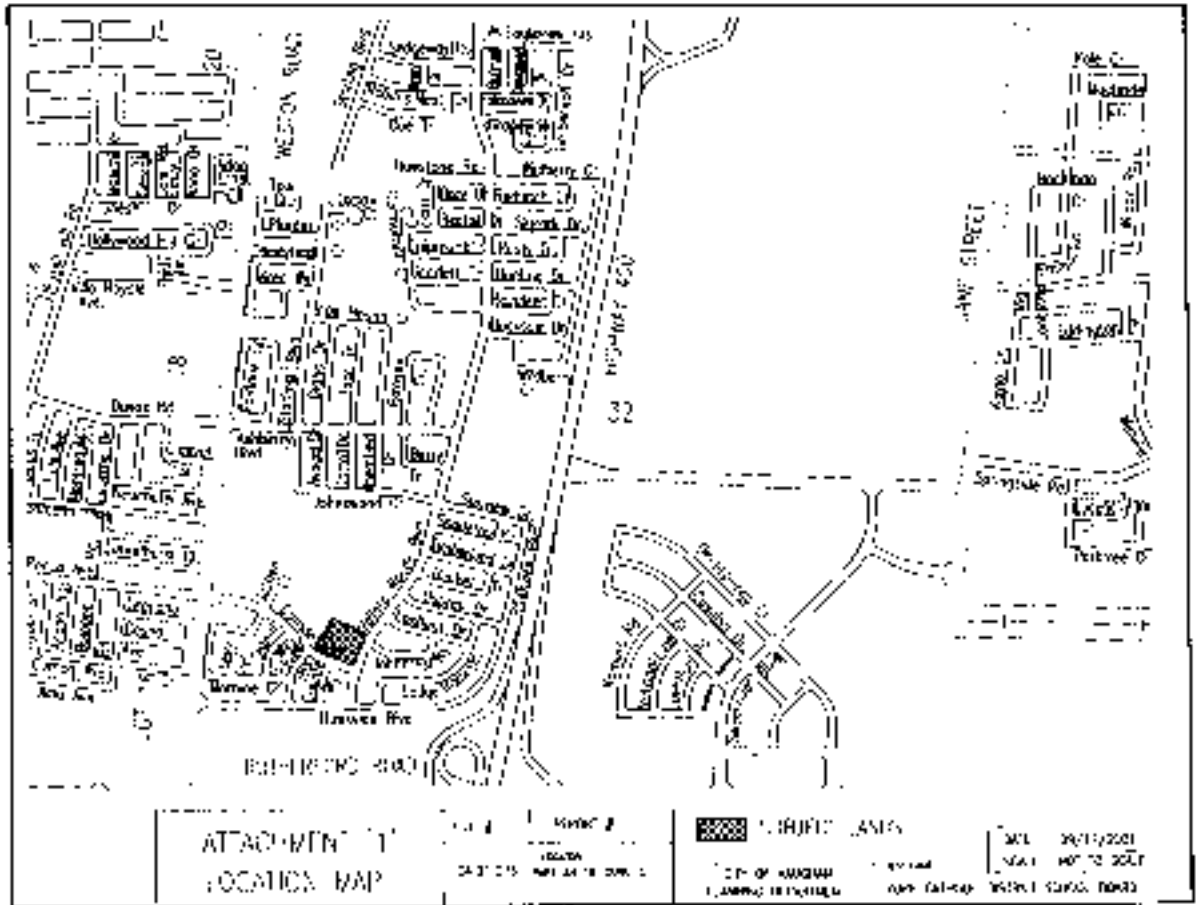
Anna Sicilia, Planner, ext. 806  
Art Tikiryán, Senior Planner, ext. 8212  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

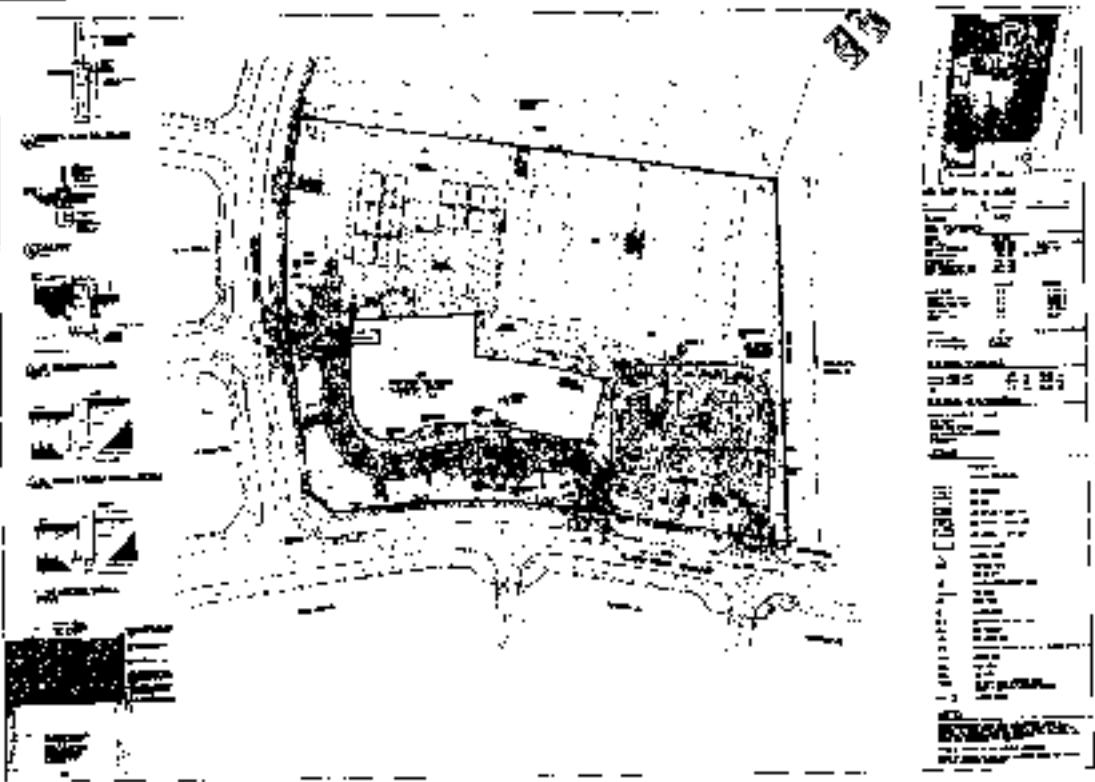
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG





ATTACHMENT 2  
SITE PLAN

NO. 1  
DATE: 06/17/2001

PROJECT: [illegible]  
SCHOOL: [illegible]

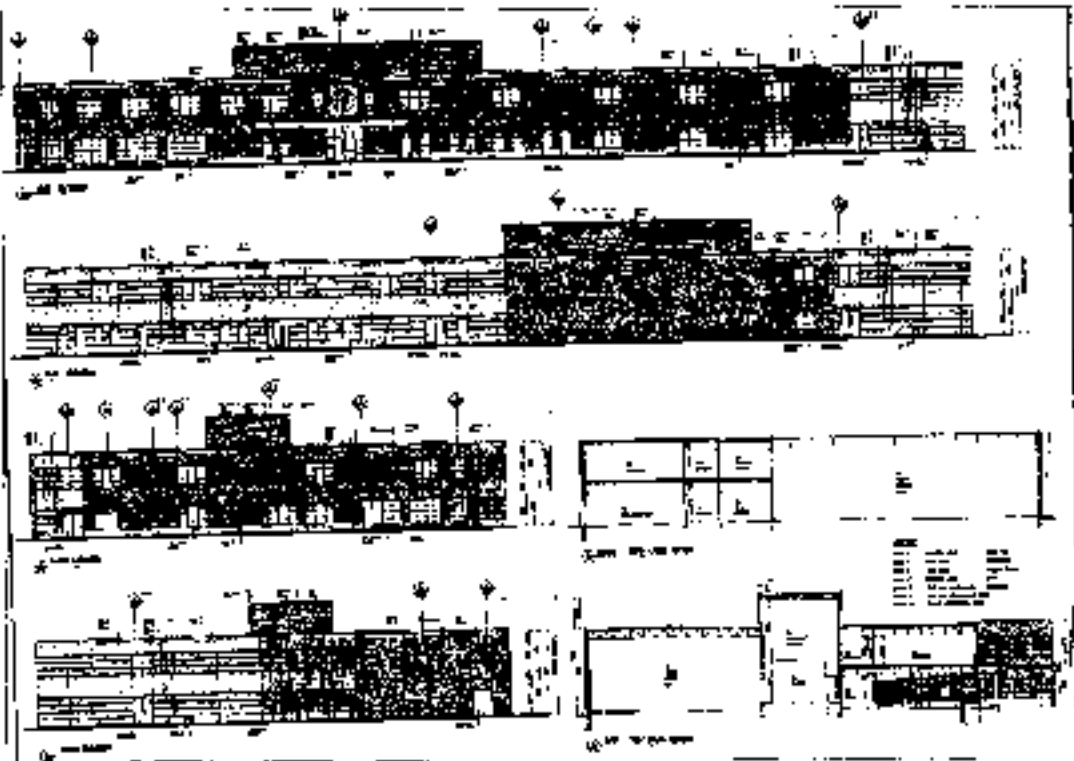
DATE: 06/17/2001  
SCALE: NOT TO SCALE  
THE PUBLIC WORKS BOARD

□ SUBJECT LANDS

CITY OF SACRAMENTO  
PLANNING DEPARTMENT







ARCHITECTURE  
 ELEVATION

1-1  
 SECTION

CITY OF VAGHAN  
 PUBLIC WORKS

DATE: 03/11/2001  
 SCALE: 1/4" = 1'-0"