

COMMITTEE OF THE WHOLE NOVEMBER 19, 2001

**SITE DEVELOPMENT APPLICATION
YORK CATHOLIC DISTRICT SCHOOL BOARD
FILE: DA.01.068**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.01.068 (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, and specifically, revised to include the following:
 - (a) all existing and proposed fencing on site shall be indicated on the landscape plan;
 - (b) a walkway connection to the adjacent park shall be indicated on the site plan; and,
 - (c) additional planting shall be required along the north property line abutting the residential lots.
 - iv) 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 5, 2001, the York Region District School Board (YRDSB) submitted a site development application to permit the development of a 2-storey, 5,721.0 m² elementary school, with provision for the future addition of 10 portables and a 309 sq.m (four classroom) building extension, with the following site statistics:

Site Area:	2.04 ha
Building Area	
Ground Floor:	3308 m ²
<u>Second Floor:</u>	<u>2413 m²</u>
Total Building GFA:	5721 m ²

Future Building addition GFA: 309 sq.m

Parking Required: 62 spaces (including future portables/building addition)

Parking Provided: 63 spaces (including 2 spaces for the physically challenged)

Background - Analysis and Options

The site is located northwest of Rutherford Road and Weston Road, being Block 1 of Plan 65M-3361 in Lot 17, 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. It is a 2.04 ha site with 131.0 m of frontage on La Rocca Avenue, and a 156.2 m depth. The surrounding land uses are:

- North - vacant RV4(WS) Zone and RVM1(WS-A) Zone
- South - residential RV4 (WS)
- East - residential RV4 (WS) and RV3 (WS) Zones
- West - vacant (OS2 Neighbourhood Park Zone)

Site Plan

The site plan consists of a 2-storey, 5,721.0 m² building in the southeast portion of the site, with the main entrance to the school facing La Rocca Avenue. Ten future portables are shown in the rear yard (north portion of the subject lands). A kindergarten play area is located on the east side of the building, directly adjacent to the school structure and enclosed by a chain link fence. A larger asphalt play area is provided at the rear of the school.

The proposed building is rectangular in shape with (earth tone) red coloured face brick and gray concrete bands. Three rows of concrete block are proposed at the base of the building, and gray metal siding is proposed for a portion of the second floor. Windows and doors are evenly spaced around the building.

Parking and Access

Two full service access points are provided from La Rocca Avenue. School buses are to enter the site via the east access, continue to a separate drop-off lane directly in front of the school, and then leave via the westerly access. Vehicular traffic is to enter at the east access and proceed to visitor parking to the east of the building. A turning helix located immediately in front of the parking area permits prompt drop-off, and egress from the easterly access point.

Pedestrian access to the site is provided from three concrete sidewalks connecting to the south property line, one at the southeast corner of the site, another directly west of the main entrance, and the third at the southwest corner of the site. The three walkways are linked and lead to side entrances, as well as the front entrance.

The main parking area is located at the east side of the building, and nine additional parking spaces are sited at the southwest corner of the site at the end of the bus loop. The total of 63 spaces provided is sufficient to accommodate the proposed school and future portable classrooms.

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 perimeter of the site is tree-lined, and the west side yard, and a large portion of the rear yard of the site is to be sodded. The main and east entrances are to be landscaped

with shrub/tree planting and decorative concrete areas. Additional planting is provided in front of the main parking area, lining the easterly walkway, and in clusters at the rear lot line.

The Urban Design Department has reviewed the proposed application and have no objection, subject to addressing the following conditions:

- (i) all existing and proposed fencing on site shall be indicated on the landscape plan;
- (ii) a walkway connection to the adjacent park shall be indicated on the site plan; and,
- (iii) additional planting shall be required along the north property line abutting the residential lots.

Conclusion

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the Zoning By-law and have no objections. Therefore, Staff recommends approval of Site Development Application DA.01.068 (York Catholic District School Board), 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
- 5. 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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ATTACHMENT '1'
LOCATION MAP

FILE #	REPORT #
DA01.000	LOOKING PART LOT 17, CONC. 6

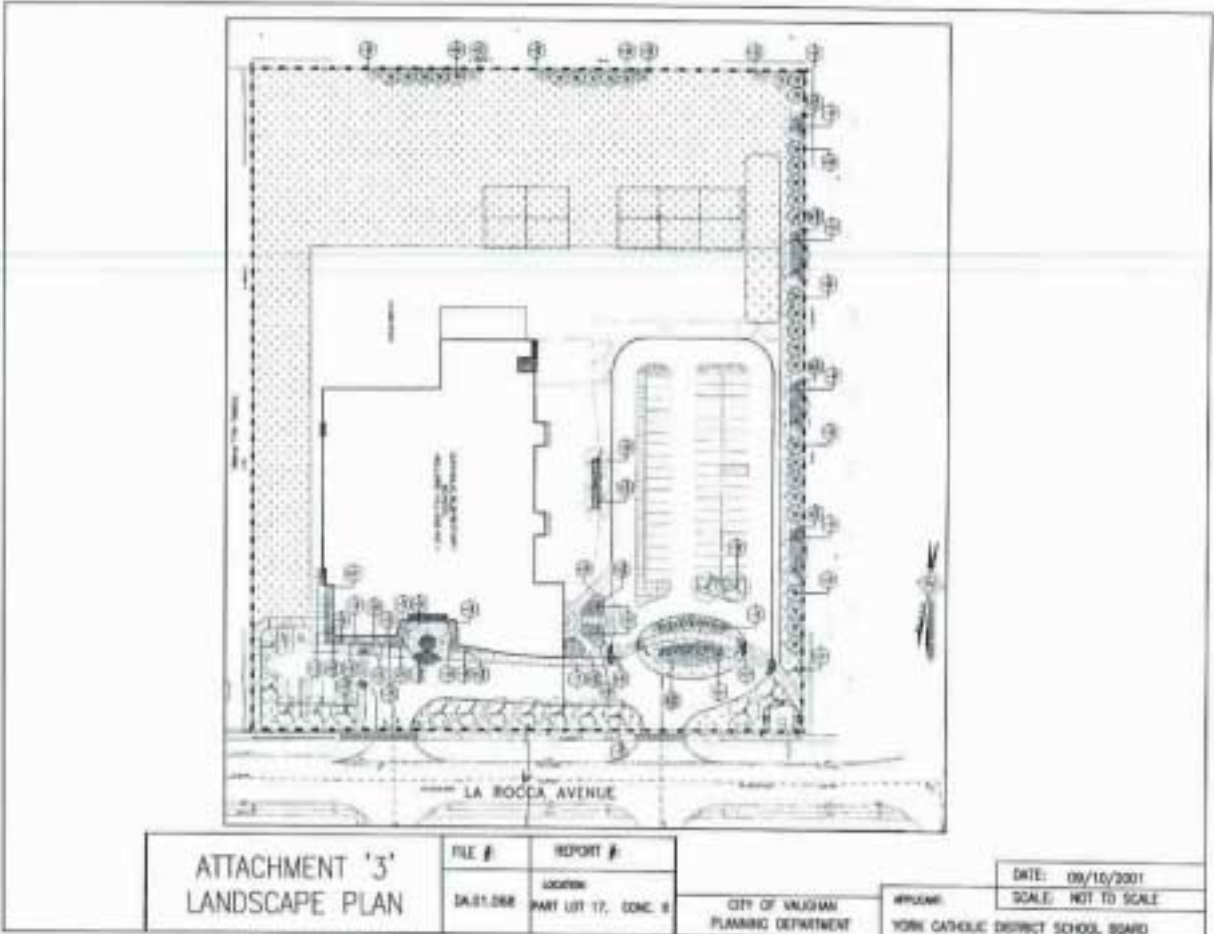
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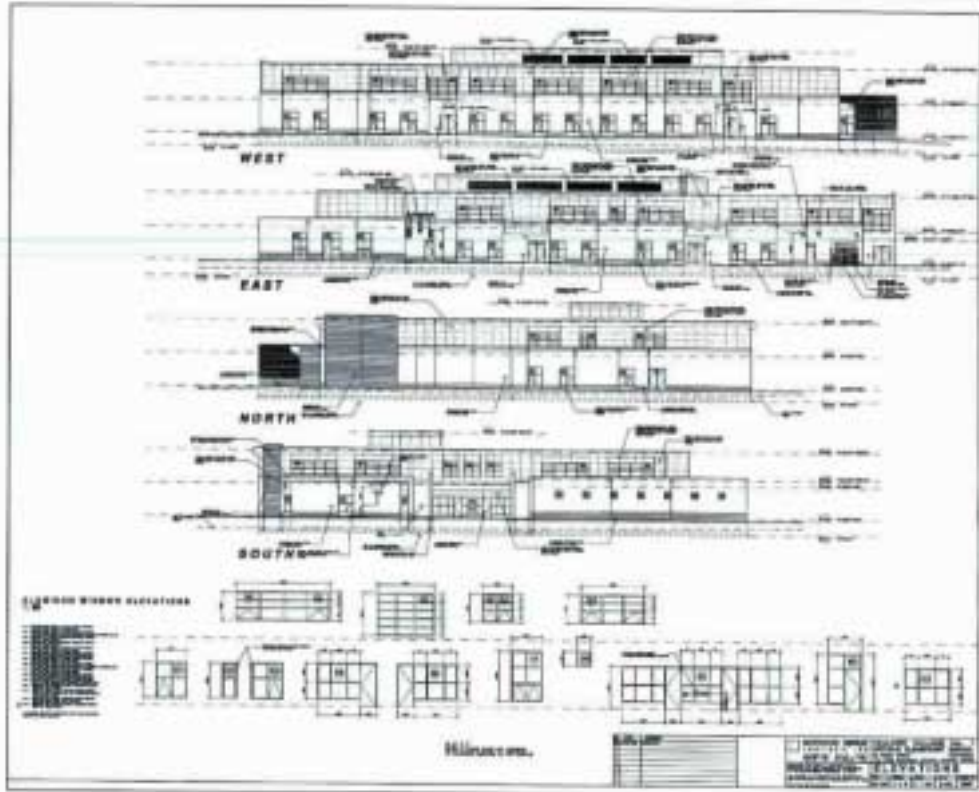
CITY OF SAUGHAM
PLANNING DEPARTMENT

DATE:	08/10/2001
SCALE:	NOT TO SCALE
APPROVED:	YORK CATHOLIC DISTRICT SCHOOL BOARD

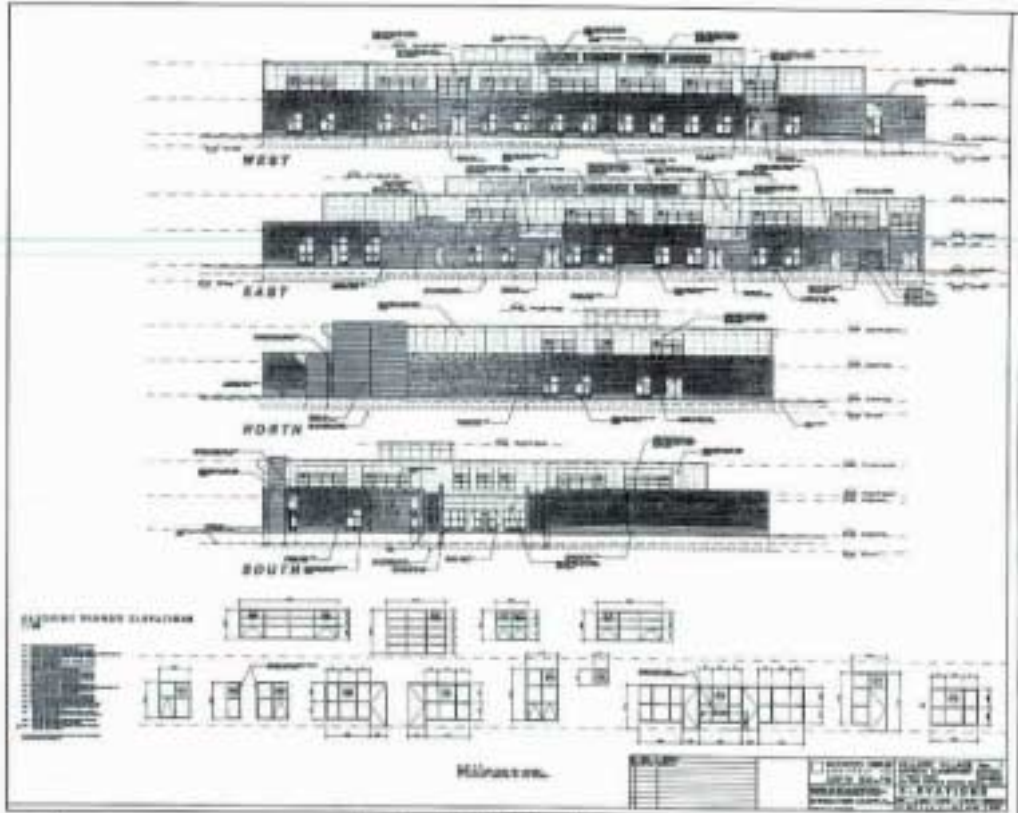


ATTACHMENT '2' SITE PLAN	FILE #	REPORT #	DATE: 09/10/2001
	DA01.008	SECTION PART LOT 13, CONC. 4	SCALE: NOT TO SCALE
		CITY OF WAGHAN PLANNING DEPARTMENT	APPROVED: YORK CATHOLIC DISTRICT SCHOOL BOARD





ATTACHMENT '4' ELEVATIONS	FILE #	REPORT #	DATE: 09/10/2001
	DA.01.008	120408 PART LOT 11, CONC. 6	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: YORK CATHOLIC DISTRICT SCHOOL BOARD	



ATTACHMENT '5'
ELEVATIONS

FILE #	REPORT #
SA01.088	LODGING PMT LOT 11, CONC. 8

CITY OF WASHINGTON
PLANNING DEPARTMENT

DATE: 09/10/2001
SCALE: NOT TO SCALE
PROJECT: YORK CATHOLIC DISTRICT SCHOOL BOARD