

COMMITTEE OF THE WHOLE MAY 20, 2003

SITE DEVELOPMENT FILE DA.03.006
YORK REGION DISTRICT SCHOOL BOARD

Recommendation:

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.006 (York Region District School Board) BE APPROVED, subject to the following:

- i) the final site plan and elevations shall be approved by the Commissioner of Planning;
- ii) the final site servicing and grading plans, stormwater management report, and access and on-site vehicular circulation, shall be approved by the Engineering Department;
- iii) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department; and
- v) all Hydro Vaughan Distribution Inc. requirements shall be met.

Purpose:

On February 6, 2003, the York Region District School Board submitted a site development application for a 2-storey elementary school with 24 classrooms, a library and a gym, and provision for five future portables.

Background - Analysis and Options

The site is located northeast of Rutherford Road and Julliard Drive, being Part 1 on Reference Plan 65R-28437, in Lot 16, Concession 5, City of Vaughan. The lands are designated "Elementary School" by OPA 600 and zoned RVM2 Residential Urban Village Multiple Family Zone Two by By-Law 1-88, subject to Exception 9(1031B).

The 2.25ha site has approximately 145m of frontage on Julliard Drive and an irregular lot depth of approximately 173m. The surrounding land uses are as follows:

- North - park (OS2 Open Space Park Zone)
- South - open space (OS1 Open Space Conservation Zone)
- East - proposed commercial (C8-H Office Commercial Zone)
- West - residential (RVM2-H Residential Urban Village Multiple Dwelling Zone Two)

Site Plan

The two-storey school building is situated on the northwest portion of the site, with the main entrance facing Julliard Drive. Both the soccer field at the southeast corner, and the kindergarten play area flanking the south side of the building, are enclosed with a chain link fence. Five future portables and an asphalt play area are shown at the northeast portion of the site. A school bus drop-off area is located between the main entrance and landscape strip fronting on Julliard Drive.

Landscaping

All perimeters of the site and the southwest perimeter of the kindergarten play area will be landscaped with a mix of deciduous and coniferous trees and shrubs. The final landscape plan, details and cost estimate must be approved by the Urban Design Department.

Building Design

The building materials consist of brown masonry with grey and beige accents. Beige masonry frames the evenly-spaced first and second floor windows and the main entrance. A metal canopy with concrete columns covers the main entrance. A horizontal band of beige masonry is proposed for the base of the building, below the first floor windows. A horizontal band of grey masonry also wraps around the top of the building, and between floors on the north elevation. The building is to be constructed to a height of 8.2m. A rooftop mechanical room of metal siding will screen all equipment from view.

Parking and Access

The only vehicular access points to the site are from Julliard Drive. The bus drop off area is sited in front of the main entrance of the building and shares driveways with the parent drop off area. Staff are reviewing means of better separating the traffic movement on site. Any required changes will be made in the final site plan. The 42 parking spaces at the southwest corner of the site are sufficient to serve the school and future portables.

Four concrete pedestrian walkways provide access from Julliard Drive to the north, west and south facades of the building.

Servicing

The school will be serviced by municipal services, including hydro, storm and sanitary sewers. The Engineering Department must approve the final site servicing and grading plans, as well as the stormwater management report.

In addition, all hydro requirements must be addressed to the satisfaction of Hydro Vaughan Distribution Inc.

Conclusion

Staff have reviewed the purposed elementary school development in accordance with the policies of the Official Plan and the requirements of the zoning by-law and have no objections, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

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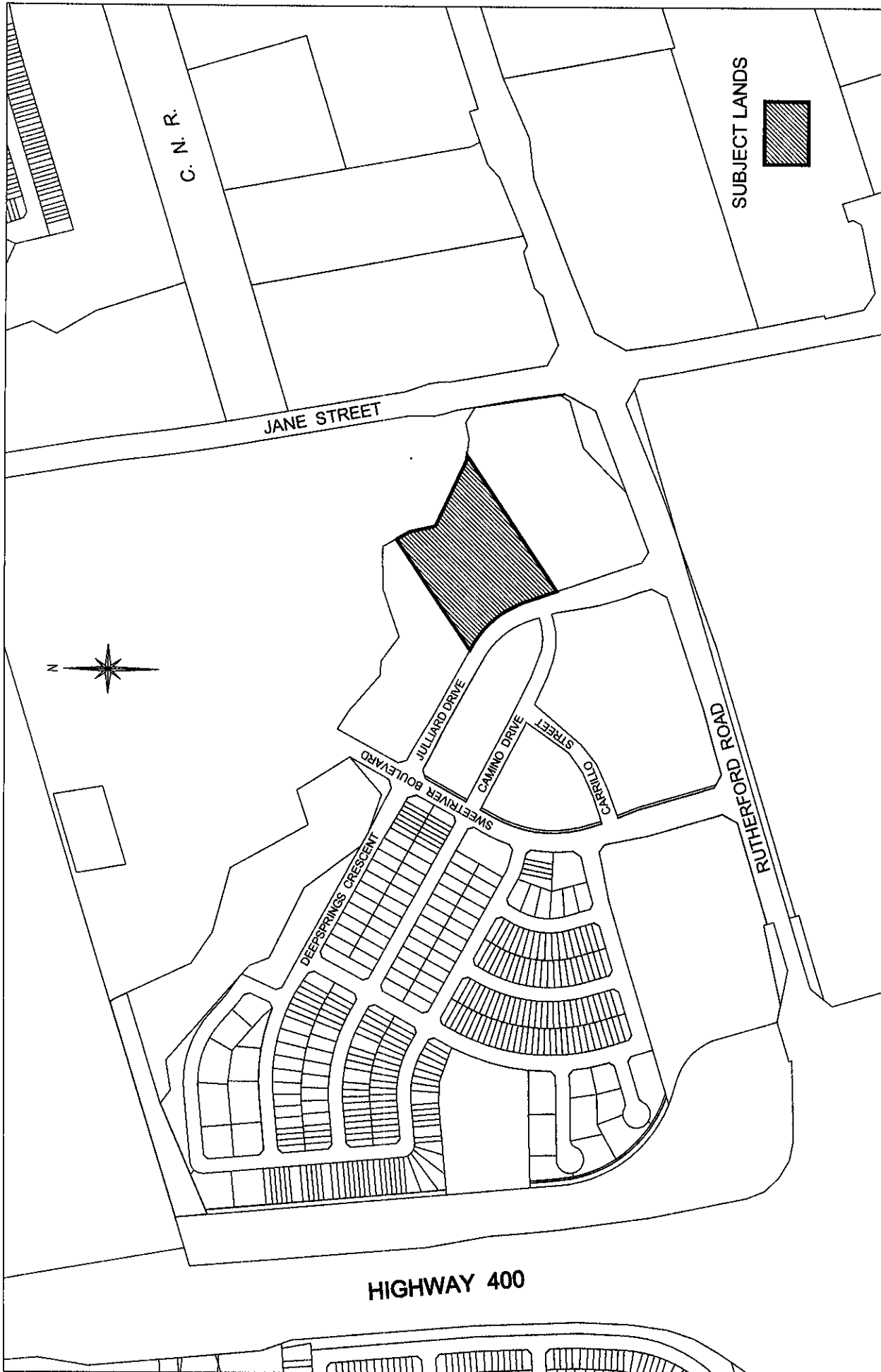
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

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Location Map

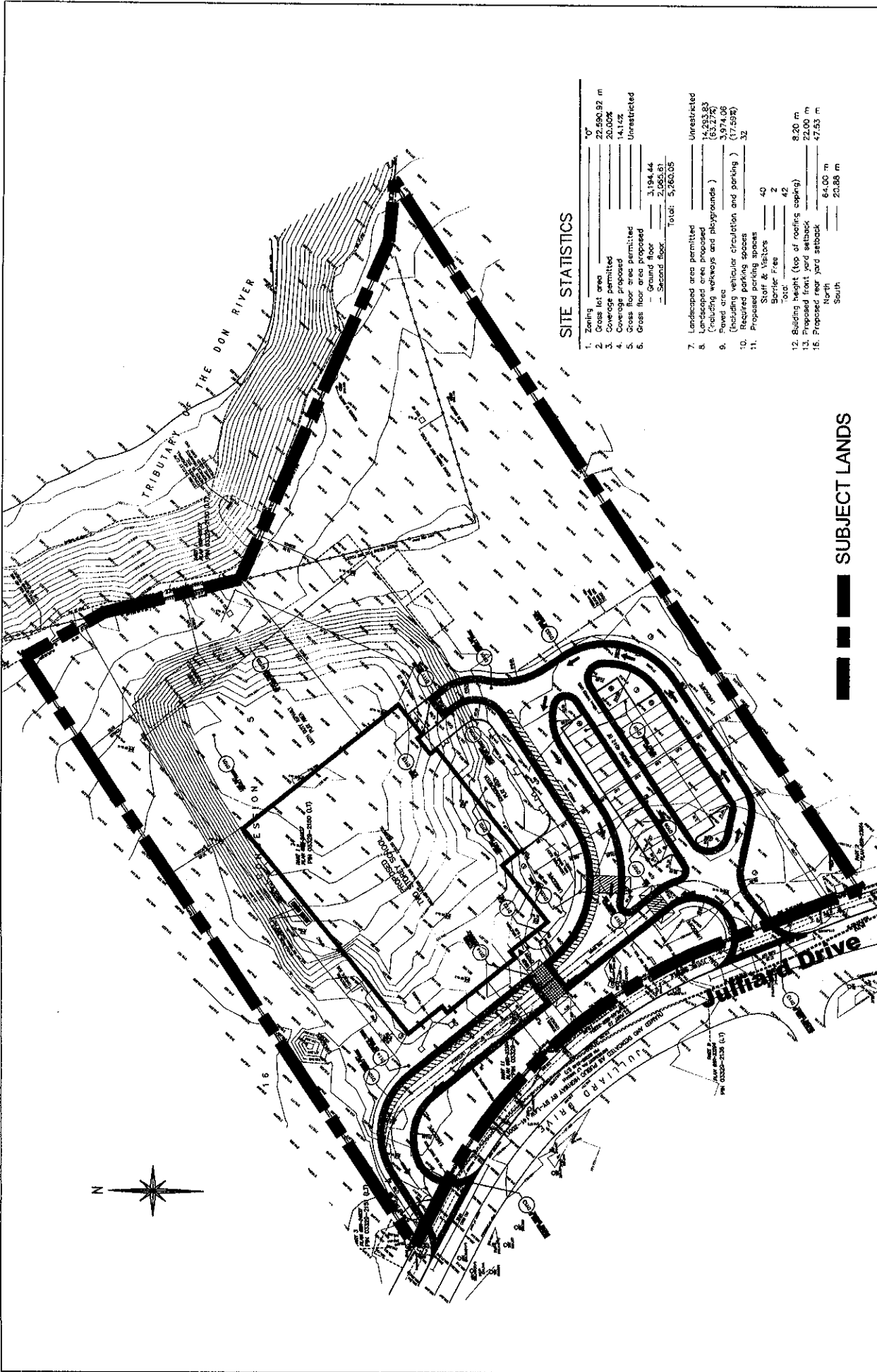
Part Lot 16,
Concession 5
APPLICANT:
YORK REGION DISTRICT SCHOOL BOARD



Community Planning Department

Attachment 1

FILE No.:
DA.03.006
April 24, 2003
Not to Scale



SITE STATISTICS

1. Zoning	V*
2. Gross lot area	22,590.92 m
3. Coverage permitted	20.00%
4. Coverage proposed	14.15%
5. Gross floor area permitted	Unrestricted
6. Gross floor area proposed	3,194.44
— Ground floor	3,194.44
— Second floor	0.00
Total	3,194.44
7. Landscaped area permitted	Unrestricted
8. Landscaped area proposed (including walkways and playgrounds)	14,293.83 (63.27%)
9. Paved area (including vehicular circulation and parking)	3,974.06 (17.59%)
10. Required parking spaces	32
11. Proposed parking spaces	40
Staff & Visitors	2
Public	42
12. Building height (top of roofing capry)	8.20 m
13. Proposed front yard setback	22.00 m
14. Proposed rear yard setback	47.53 m
15. Proposed rear yard setback	64.00 m
North	64.00 m
South	20.86 m

— — — — — SUBJECT LANDS

Site Plan

Part Lot 16,
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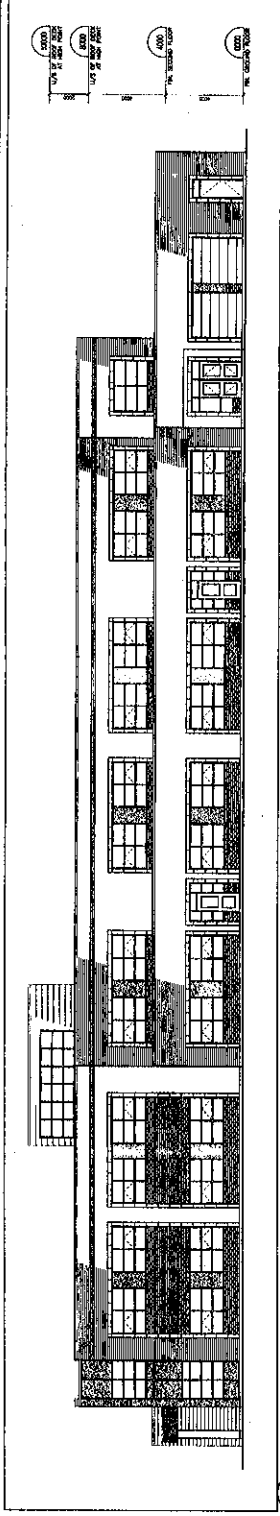


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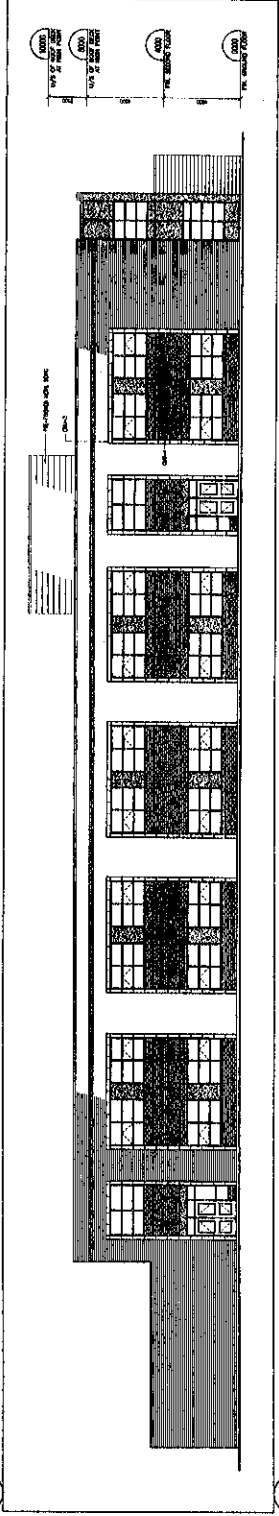
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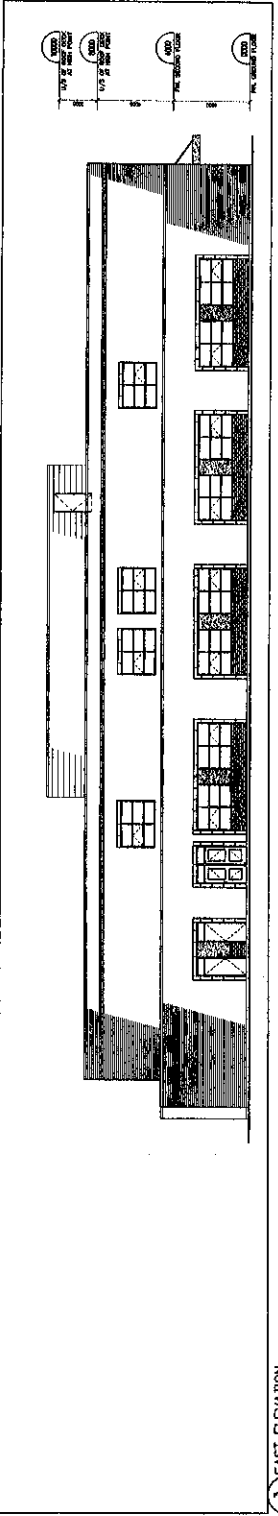
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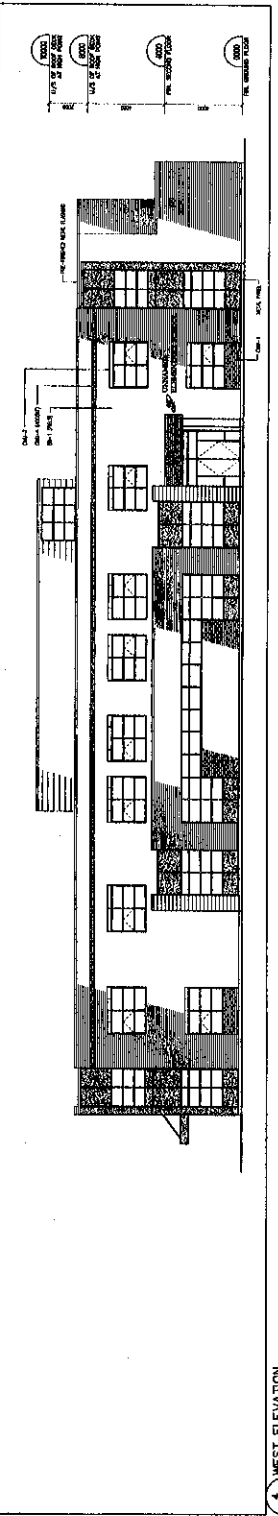
1 SOUTH ELEVATION
A07 SCALE 1:100



2 NORTH ELEVATION
A07 SCALE 1:100



3 EAST ELEVATION
A07 SCALE 1:100



4 WEST ELEVATION
A07 SCALE 1:100

Elevation Plan

Part Lot 16,
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Attachment 3
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