

COMMITTEE OF THE WHOLE FEBRUARY 16, 2004

SITE DEVELOPMENT FILE DA.03.067
YORK REGION DISTRICT SCHOOL BOARD

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.067 (York Region District School Board) BE APPROVED, subject to the following:

1. That prior to the issuance of a building permit:
 - i) the final site plan and building elevations shall be approved by the Community Planning, Building and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department; and
 - iii) the final site grading, servicing plans and stormwater management report, parking, access and on-site circulation shall be approved by the Engineering Department.

Purpose

On October 27, 2003, the York Region District School Board submitted a Site Development Application for a 2-storey, 5,202m² elementary school, with provisions for 6 future portables, on a 1.93 ha site. The proposed school has a total of 23 teaching classrooms.

Background - Analysis and Options

The site is located on the east side of Thornhill Woods Drive and south of Autumn Hill Boulevard, being Block 132 on Registered Plan 65M-3619 and Block 160 on Registered Plan 65M-3523, in part of Lots 12 and 13, Concession 2, City of Vaughan. The irregular-shaped 1.93 ha lot has 124.03 m frontage on Thornhill Woods Drive and a lot depth of 150.66 m.

The surrounding land uses are:

- North - residential (RV3 Residential Urban Village Zone Three)
- South - open space park (OS2 Open Space Park Zone)
- East - residential (RV3 Residential Urban Village Zone Three)
- West - Thornhill Woods Drive; residential (RV4 and RV4(W) Residential Urban Village Zone Four)

Official Plan/Zoning

The subject lands are designated "Low Density Residential" by OPA 600, which permits schools. The proposed development conforms to the Official Plan.

The subject lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88, subject to Exception 9(1063), which permits schools. The proposed development complies with the Zoning By-law.

Site Design

The school building is located in the northwest area of the site, with parking located directly to the south, and both fronting onto Thornhill Woods Drive. The east half of the site contains an asphalt play area, sodded playing field and 6 future portables. Walkway connections are provided to the neighbourhood along the south boundary of the parking area and northeast corner of the site. Connections are provided from the public sidewalk along Thornhill Woods Drive to the school building, which will allow for safe pedestrian movement across the school bus drop-off lane.

Parking and Access

The site plan shows a school bus pick-up/drop-off lane accessed by a full-movement driveway from Thornhill Woods Drive, which also leads to a parking area and parent drop-off on the south side of the building. Along the north of the building, a gated service driveway will be provided for maintenance and garbage pick-up purposes. A total of 46 parking spaces are provided, including 1 handicap space, which is sufficient to serve the building and future portables.

Servicing

The subject lands have access to municipal services, including water, sanitary and storm sewers and hydro. The final servicing plans shall be to the satisfaction of the Engineering Department.

Landscaping

The landscape plan consists of a mix of deciduous and coniferous tree planting along the perimeter of the site, which will visually enhance the development and provide a natural screen for the adjacent residential uses to the north and east. Provisions have been made for a future path connection to the community park directly south of the subject lands. Planting has also been provided along the fenced-in kindergarten play area at the front of the school facing Thornhill Woods Drive. The final landscape plan must be to the satisfaction of the Urban Design Department.

Elevations

The main entrance to the school is located on the west elevation facing Thornhill Woods Drive, and is covered by a canopy supported by a single column. To the north of the main entrance are two single doors leading from the school building to the kindergarten play area. Two sets of double doors have been provided along the east elevation and a single set of doors have been provided on both the south and north elevations, with the set on the south elevation being covered by a canopy supported by a column. The building is predominantly 2-storeys to a maximum height of 9m. The construction material used throughout the building is brick, in buff and red tones. Square and rectangular-shaped windows have been used throughout the building on all four elevations.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

Conclusion

Staff have reviewed the site plan application, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed elementary school. Should the Committee concur, Site Development Application DA.03.067 (York Region District School Board) can be approved with the adoption of the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations
5. Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
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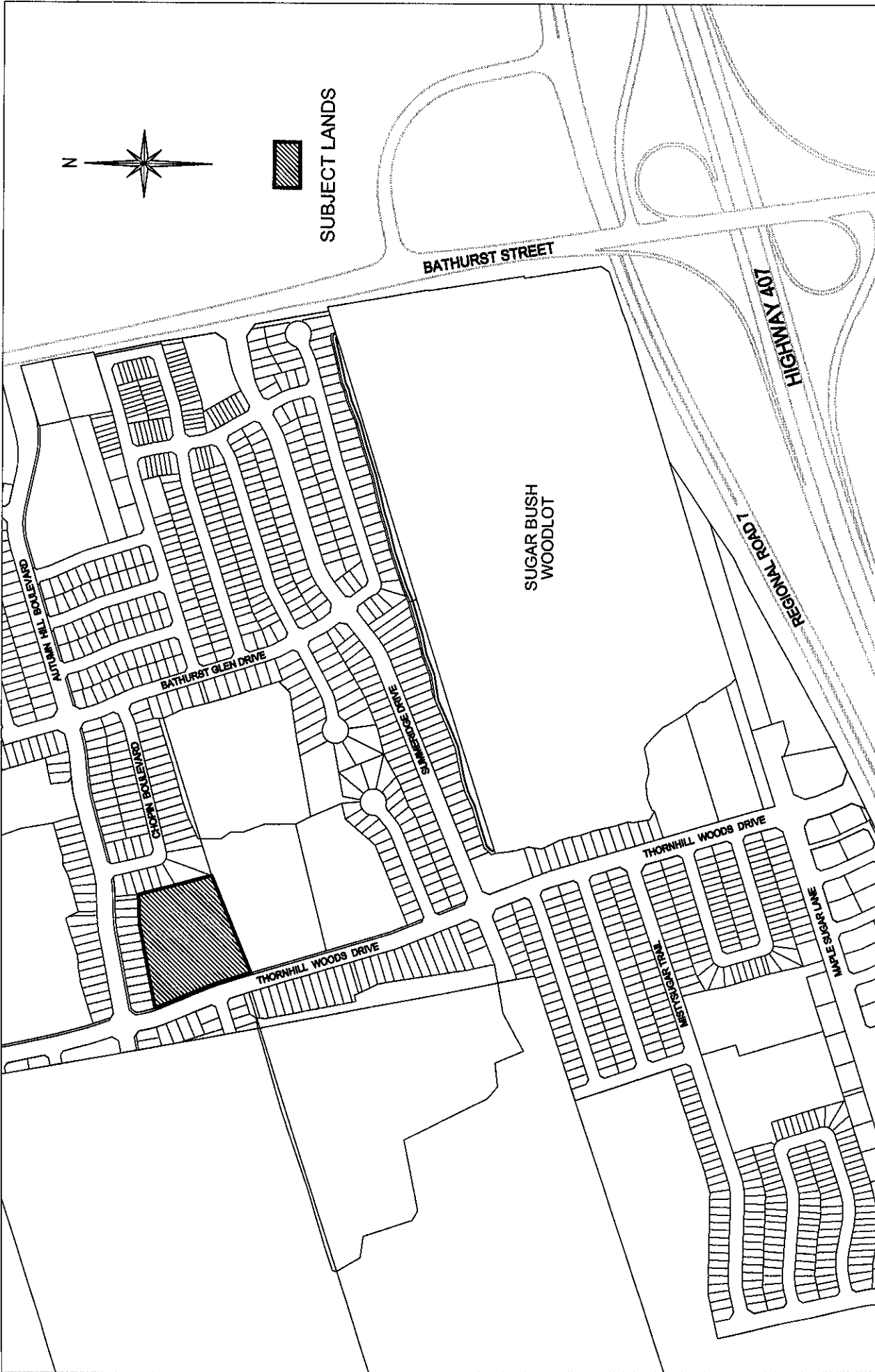
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Location Map

Part of Lots 12 & 13,
Concession 2

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YORK REGION DISTRICT SCHOOL BOARD

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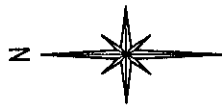
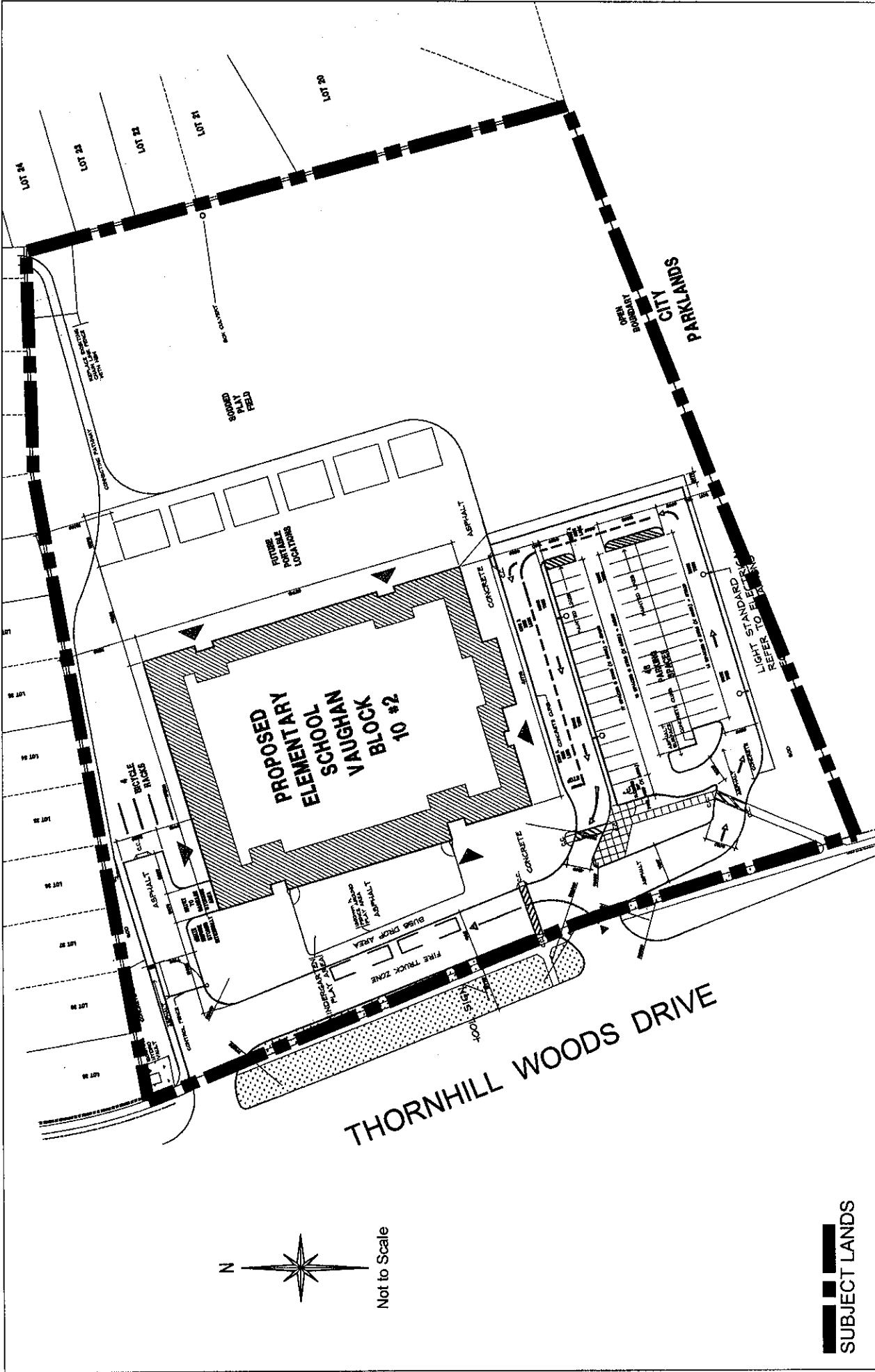


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Attachment 1

FILE No.:
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Not to Scale
February 3, 2004



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SUBJECT LANDS

Site Plan

Part of Lot 13,
Concession 2

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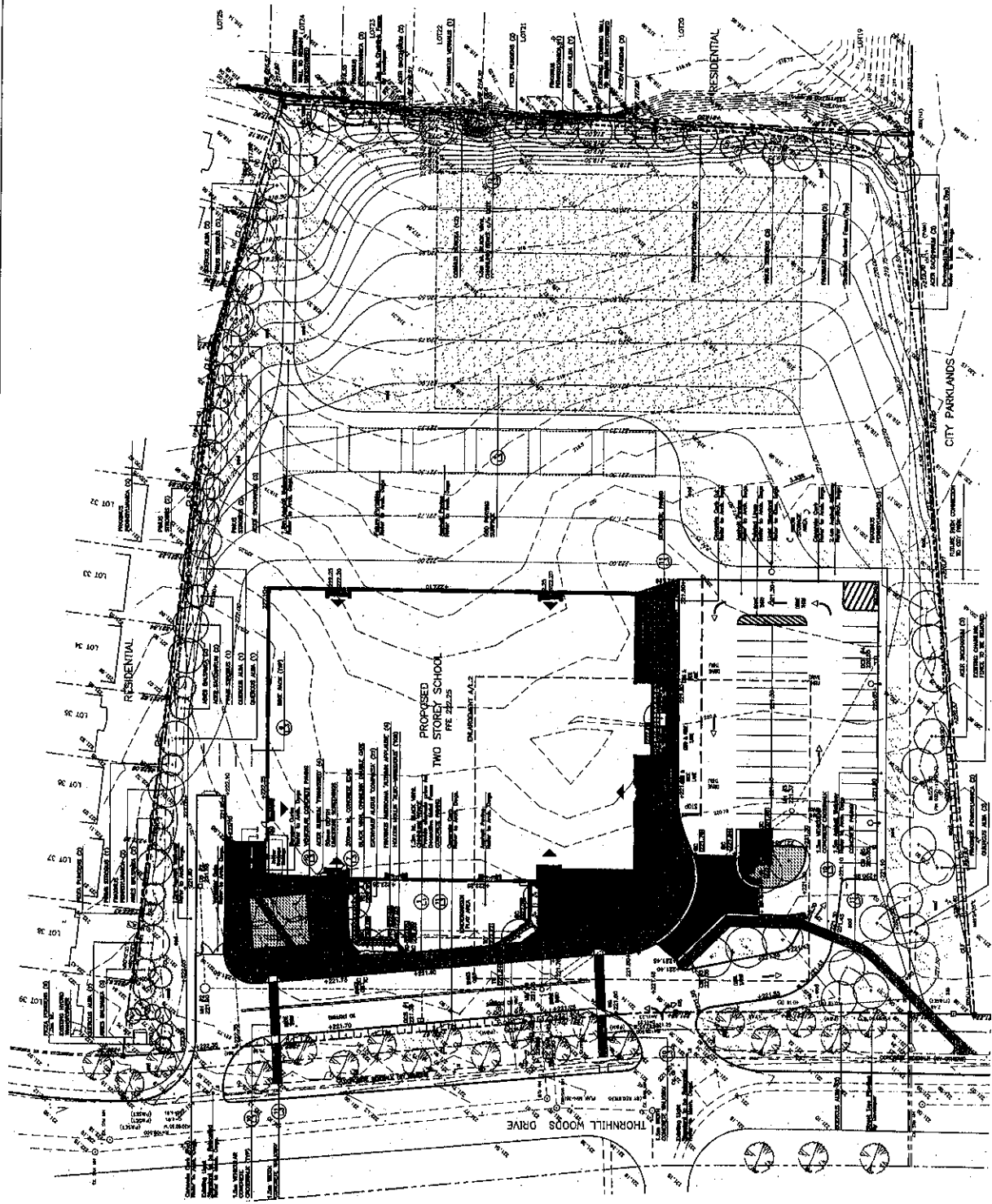
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Attachment

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FILE No.:
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Landscape Plan

Part of Lots 12 & 13,
Concession 2

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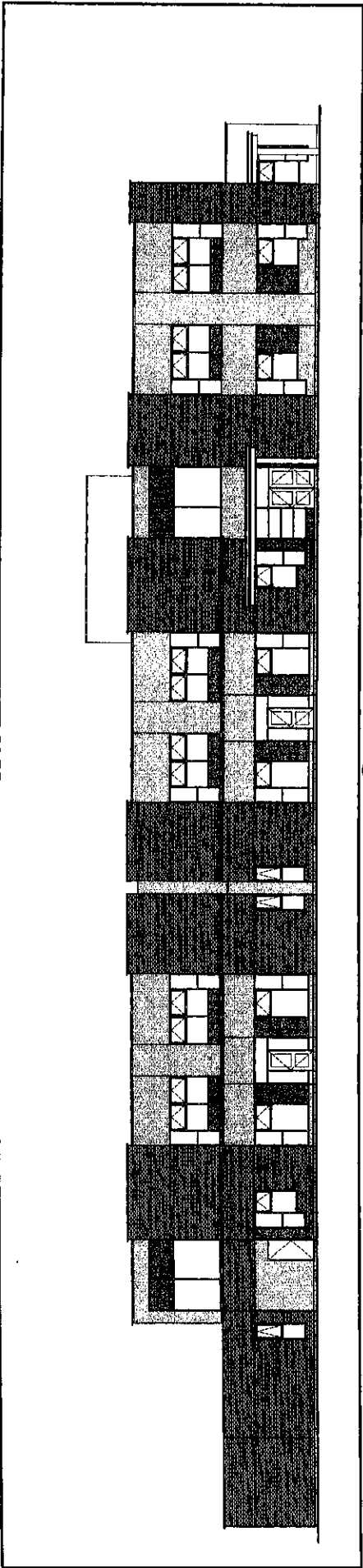
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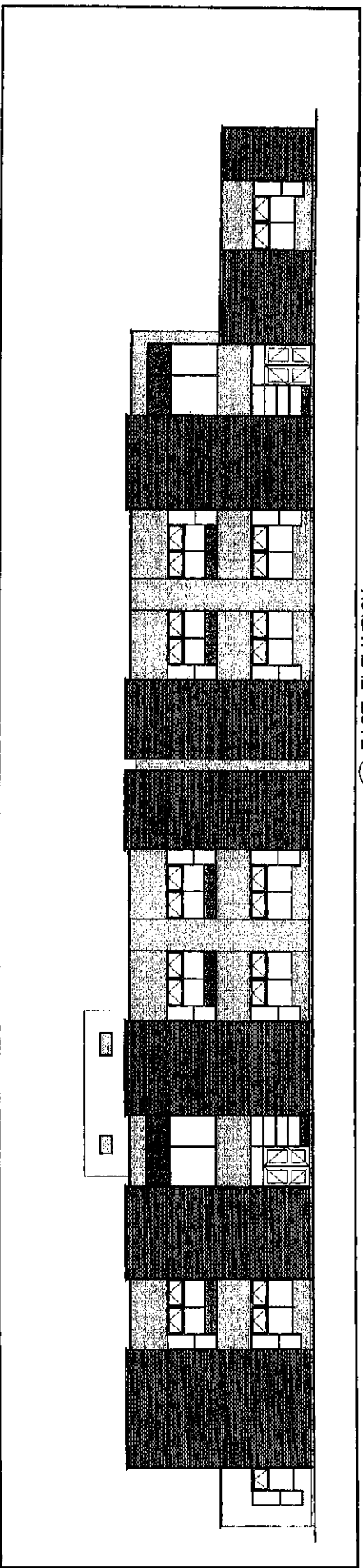
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Attachment 3

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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Elevations

Part of Lots 12 & 13,
Concession 2

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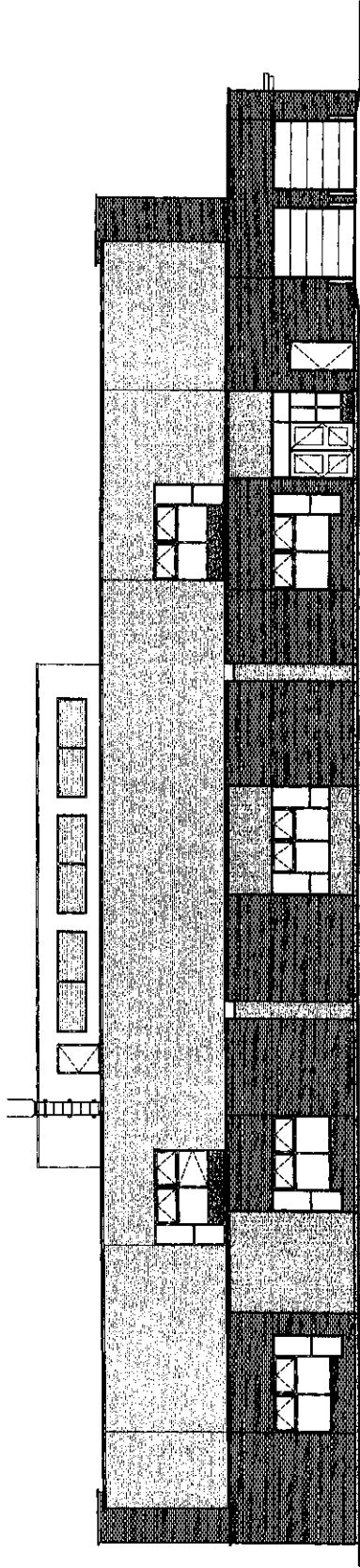
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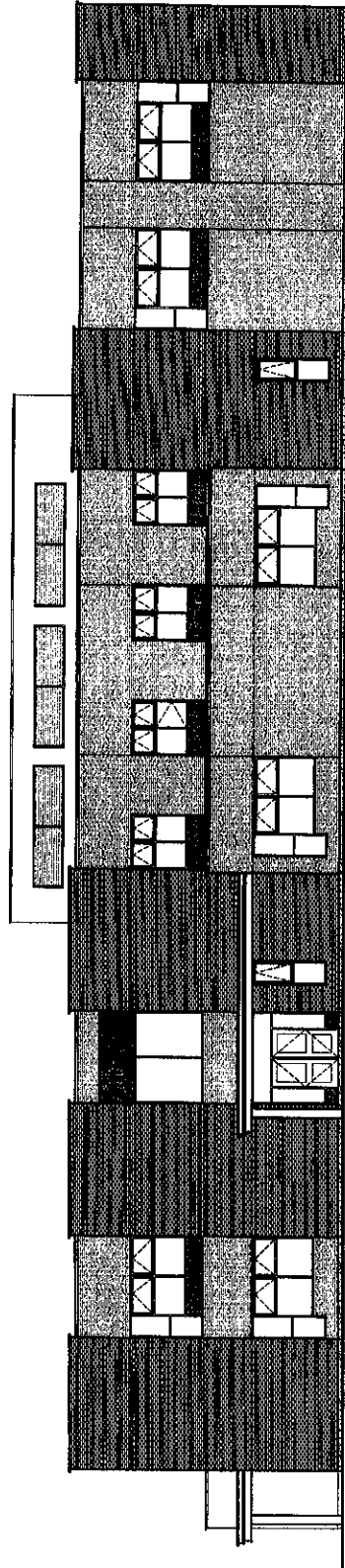
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3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Elevations

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Attachment 5
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